

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Refusal of Planning Permission

Name and Address of Applicant

Mrs Carlota Larrosa
N/A
38 Almeys Lane
Earl Shilton
Leicestershire
LE9 7AJ

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	Application No.
31 March 2025	25/00344/FUL

Particulars and location of development:

Change of use from dwellinghouse to Sui Generis (Use as large HMO) and addition of a side extension

38 Almeys Lane Earl Shilton Leicester Leicestershire LE9 7AJ

Part II - Particulars of decision

In dealing with the application, through ongoing dialogue and the proper consideration of the proposal in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the local planning authority have attempted to work with the applicant in a positive and proactive manner by offering a pre-application advice service and by seeking solutions to problems arising in relation to dealing with the planning application as required by the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). However, in this instance, it has not been possible to overcome the concerns raised and the proposal remains in conflict with the provisions of the Development Plan and therefore the application has been refused.

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council refuses to permit the carrying out of the development referred to in Part I hereof for the following reason(s):-

1. By virtue of its size, scale, massing, layout, and design, the proposal results in an uncharacteristic, incongruous, and cramped form of development that is not well integrated within the existing street scene and does not complement or enhance the character of the area. The development is therefore not considered to be well designed and fails to reflect local design policies and government guidance on design, which results in significant harm to the character of the site and the surrounding area. Given the above, the development is contrary to, and in conflict with, Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policy 22 of the Earl Shilton and Barwell Area Action Plan (2014), Chapter 12 of the National Planning Policy Framework (2024), the National Design Guide (2019), and the Council's Good Design Guide (2020). In accordance with Paragraph 139 of the National Planning Policy Framework, the application is refused.
2. The proposal significantly intensifies the use of the site beyond the limitations of Use Class C3 and Use Class C4 uses, which would be significantly detrimental to, and result in significant harm to, the residential amenity of neighbouring residents as a result of noise and disturbance. The development is therefore contrary to, and in conflict with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policy 22 of the Earl Shilton and Barwell Area Action Plan (2014), and Paragraphs 135 and 198 of the National Planning Policy Framework (2024).

IMPORTANT - PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

3. The scheme represents the overdevelopment of the site, which results in an insufficient and constrained area of proposed private outdoor amenity space that is inadequately small to facilitate its everyday and functional use as an outdoor amenity area. The proposal therefore fails to provide a high level of residential amenity to the future occupiers of the scheme, which causes significant harm to their residential amenity. As a result, the development is contrary to, and in conflict with, Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policy 22 of the Earl Shilton and Barwell Area Action Plan (2014), Paragraph 135 of the National Planning Policy Framework (2024), and the Council's Good Design Guide (2020).
4. The Applicant has failed to demonstrate that protected species and their habitats are not adversely affected by this proposal, nor that the scheme can provide sufficient biodiversity net gains to meet the 10% mandatory requirement. The application is therefore contrary to, and in conflict with, the statutory requirements of Paragraphs 98 and 99 of the ODMP Circular 06/2006 (Biodiversity and Geological Conservation), Schedule 7A (Biodiversity Net Gain in England) of the Town and Country Planning Act 1990, as well as Chapter 15 of the National Planning Policy Framework (NPPF) (2024), and Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

NOTES TO APPLICANT :-

1. The application has been determined in accordance with the following submitted details:

• Application Form	(submitted: 31.03.2025)
• Block Plan (Rev B)	(submitted: 30.04.2025)
• BNG Metric	(submitted: 30.04.2025)
• Design and Access Statement	(submitted: 31.03.2025)
• Existing and Proposed Elevations Rev D	(submitted: 19.06.2025)
• Existing and Proposed Floor Plans Rev C	(submitted: 19.06.2025)
• Planning Statement	(submitted: 31.03.2025)
• Site Location Plan (Rev B)	(submitted: 30.04.2025)

C. Brown.

Date: 6 October 2025

Christopher Brown MRTPI
Head of Planning

NOTES

1. It will be most helpful if the application number shown overleaf is quoted on all correspondence.
2. If you consider that this decision has been made invalidly through the Council failing to follow a procedure correctly, not having the legal power to make the decision in the way it did or through its decision being so unreasonable as no reasonable local authority would make the same decision based on the same facts, then you may enter a claim for judicial review to quash the decision. In order to proceed with a claim for judicial review an initial application for permission will need to be made to the Administrative Court, this application is required to be made "promptly and in any event within three months of the decision". The initial permission application will decide if you have an arguable case, whether you are sufficiently materially affected by the decision to bring the claim. If you are granted permission to bring the claim it will proceed to a full hearing at the Administrative Court. Although there is no requirement for you to do so it is highly recommended that you seek independent legal advice before bringing forward a claim for Judicial Review
3. If you are aggrieved by the decision of the Local Planning Authority to refuse permission you may appeal to the Planning Inspectorate in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. If your appeal is against a Minor Commercial Development, we would advise you to view the guidance on the Planning Portal website under Procedure Guidance, to confirm the time frame for appealing. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. 0303 444 5000 or online at <https://www.gov.uk/appeal-planning-decision>). You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, (or could not have been so granted otherwise than subject to the conditions imposed by them,) having regard to the statutory requirements as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him. Appeals- new time rules. Appeals relating to applications made to the Local Planning Authority on, or after, 14 October 2004 must be made within six months of the date of this notice. If you intend to submit an appeal that you would like examined by inquiry then you must notify your Local Planning Authority (planning@hinckley-bosworth.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found on [GOV.UK](https://www.gov.uk).
4. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application then, you must do so in accordance with the guidance found using the following link <https://www.gov.uk/appeal-enforcement-notice/>.
5. If permission to develop land is refused whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

RNOTES (02/07/2014)