HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr Nigel Thornber
40 Windrush Drive
Hinckley
Leicestershire
LE10 0NY

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	**Application No.**
3 August 2007	07/00934/FUL

Particulars and location of development :

EXTENSION TO EXISTING GARAGE

40 Windrush Drive Hinckley Leicestershire LE10 0NY

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and RES7 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing garage unless previously agreed in writing with the Local Planning Authority.

3. The use of the garage and store area shall at all times remain incidental to the enjoyment of the dwelling house and no trade or business shall be carried out therefrom.

The reasons for the conditions are :-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. To ensure that the development has a satisfactory external appearance to accord with policy RES7 of the adopted Hinckley & Bosworth Local Plan.

3. To safeguard the residential character of the area in accordance with policy RES7 of the adopted Hinckley and Bosworth Local Plan.

NOTES TO APPLICANT :-

1. Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2. This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

Continued ...

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

Continuation ..07/00934/FUL

3. This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

Date:- 20 September 2007

PETER CASH
PROPER OFFICER OF THE COUNCIL