Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr David Saigal
Caldecott Croft
Leicester Lane
Desford
Leicestershire
LE9 9JJ

Name and Address of Agent (if any)
Staniforth Architects Limited
Leicester Creative Business Depot
31 Rutland Street
Leicester
Leicestershire
LE1 1RE

Part I - Particulars of Application

Date of Application	**Application No.**
8 September 2008	08/00888/FUL

Particulars and location of development:

EXTENSIONS AND ALTERATIONS TO DWELLING.

Caldecott Croft Leicester Lane Desford Leicester Leicestershire

Part II - Particulars of decision

Summary of Reasons for Recommendation and Relevant Development Plan Policies:

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan as it relates to extensions and alterations to an existing dwelling, would be in keeping with the scale and character of the existing dwelling and its surroundings and would not adversely effect the appearance or character of the surrounding landscape.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1 and NE5

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 extensions and alterations shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

3. This consent relates to extensions and alterations to the existing dwelling as indicated on the approved plans and in no way gives consent for demolition and rebuilding of the existing dwelling.

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 BE1 of the adopted Hinckley & Bosworth Local Plan.

Continued....

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

3. To define the permission and for the avoidance of doubt to accord with policy NE5 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.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4. The applicant's attention is drawn to the contents of the Protected Species Survey dated 18th September 2008 and in particular to Section 6 (Recommendations and Mitigation) in respect of the potential bat roost within the roof space. Notwithstanding the survey, the applicant is also advised to contact Natural England for further advice prior to development commencing.

5. List of plans used in the determination of this application:- E1077 P(2)01; E1077 P(2)02; E1077 P(2)03; E1077 P(2)04; E1077 P(2)05; E1077 P(2)06; E1077 P(2)07; E1077 P(2)08; E1061 P(2)09.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 18 November 2008