

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Planning Permission

Name and Address of Applicant

Mr Daniel Swift
Swift Homes and Development
7 Willows Lane
Grendon
Atherstone
CV9 2QG

Name and Address of Agent (if any)

Mr Tim Bailey
Bailey Design Limited
43A Mitchells Court
Lower Gungate
Tamworth
B79 7AS

Part I - Particulars of Application

Date of Application

6 July 2022

Application No.

22/00660/FUL

Particulars and location of development :

Proposed two storey rear extensions to existing 2no dwellings

57 Kennel Lane Witherley Atherstone Leicestershire CV9 3LJ

Part II - Particulars of decision

In dealing with the application, through ongoing negotiation the local planning authority have worked 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 and this has resulted in the approval of the application. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

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.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details received by the Local Planning Authority, as follows:
 - Location Plan, Block Plan & Site Plan 9754-02C (submitted: 22.09.2022)
 - New Application Form (submitted: 20.07.2022)
 - Existing and Proposed Floor Plans and Elevations (submitted: 18.07.2022)

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

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

3. The materials to be used on the external elevations of the proposed extension and alteration shall accord with the approved Existing and Proposed Floor Plans and Elevations (submitted: 18.07.2022).

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. The development hereby permitted shall not be first used until such time as the 6 designated parking spaces identified in the Location Plan, Site Plan & Block Plan (submitted 22.09.2022) have been implemented. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

6. The development hereby permitted shall not be first used until such time as the scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning Authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

Reason: To support the policies within the Wheeled Bin and Container Policy (updated March 2018) and to ensure that there is adequate provision of waste and recycling storage so that the amenity of the occupants of the proposed development are not adversely affected in accordance with Hinckley and Bosworth Borough Council's Wheeled Bin and Contained Policy (updated March 2018), Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Section 46 of the Environmental Protection Act 1990

NOTES TO APPLICANT :-

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.
2. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced. The soakaway must be constructed either as a brick or concrete-lined perforated chamber with access for maintenance, or alternatively assembled from modular surface water storage/soakaway cell systems, incorporating silt traps. Design and construction of all types of soakaways will be subject to the approval of the Building Control Surveyor.
3. Access drives, parking and turning areas, paths and patios should be constructed in a permeable paving system, with or without attenuation storage, depending on ground strata permeability. On low-permeability sites surface water dispersal may be augmented by piped land drains, installed in the foundations of the paving, discharging to an approved outlet (See Environment Agency guidance on the permeable surfacing of front gardens).

C. Brown.

Christopher Brown MRTPI
Planning Manager (Development Management)

Date : 23 September 2022

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in 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 grant permission subject to conditions, you may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within six months (see para 2a below) of the date of this notice. (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/planning-inspectorate>). 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 the 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 the directions given under the order. He does not in practice refuse to entertain appeals solely because the decision by 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, 5th September 2003 must be made within six months of the date of this notice.
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 granted subject to conditions, 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 or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
7. This permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a Listed Building, for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority may also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED : ACCESS AND PROVISION FOR THE DISABLED PERSONS

1. The Local Planning Authority is required to bring to your attention the requirements of the Disabled Persons 1981, Building Regulations 1991 "Access and facilities for Disabled People" document M and the Chronically Sick & Disabled Act 1970 (as amended 1976) (Sections 4.7.8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice B.S 5619 "Design of Housing for the convenience of Disabled People", 1978 and Code of Practice, B.S. 5810 : 1979, "Access for the Disabled to buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS. (Tel 071-629-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Educational Buildings."
2. The buildings to which these requirements apply are :-
 - a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick & Disabled Act 1970 (as amended 1976) applies.
 - b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within the Act.
 - c) Factories as defined by Section 175 of the Factories Act 1961.
Educational Buildings as defined by Section 29B of the Disabled Persons Act 1981.

PPNOTES (02/07/2014)



Hinckley & Bosworth
Borough Council

Start Notice

Important Information – Please keep this with your decision notice

Please read the above decision notice carefully and ensure that you understand and comply with the requirements of any planning conditions imposed.

If you require any further information about why a particular planning condition has been imposed or in respect of what information is needed to discharge your condition please contact the case officer who will be happy to advise of the requirements and information required.

We carry out a programme of site monitoring to check compliance with conditions in order to proactively manage the development and to ensure development is carried out in accordance with the planning permission granted.

Please ensure that any application for the discharge of pre-commencement conditions are carried out in a timely manner as this may take up to 8 weeks depending on the requirements of the condition. Please also be aware there is a charge to discharge conditions per request which means you can discharge conditions individually or group details together as a single request to discharge multiple planning conditions. The fee for discharging these pre-commencement conditions, can be found on the [planning portal](#).

We would be grateful if you could email the development address and application reference number with your contact details and the intended start date by email to planning@hinckley-bosworth.gov.uk or complete the form on the reverse.

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk



Hinckley & Bosworth
Borough Council

Development Details

Planning application ref:	22/00660/FUL
Proposal:	Proposed two storey rear extensions to existing 2no dwellings
Site Location:	57 Kennel Lane Witherley Atherstone Leicestershire CV9 3LJ

Date when work is intended to start:	
Have all pre-commencement conditions been discharged?	
Signed:	Print Name:

Your contact details (or attach letterhead/business card):

Name:	
Address:	
Telephone:	
Mobile:	
Email:	

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk

Delegated Report

Planning Ref: 22/00660/FUL

Applicant: Mr Daniel Swift

Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: 57 Kennel Lane Witherley Atherstone

Proposal: Proposed two storey rear extensions to existing 2no dwellings

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

2.1. This application seeks full planning permission for the erection of a two-storey rear extension that extends across the entire rear elevation of two existing cottages at 57 and 59 Kennel Lane, Witherley. The scheme is gable-ended and matches the roof ridge height (6.5m) and the eaves height (3.9m) of the existing property. In total, the development increases the footprint of 57 and 59 Kennel Lane from 70.5sqm and 74.5sqm to 98.3sqm and 99sqm respectively.

2.2. The proposal increases the size of the dayroom and master bedroom and allows for the creation of a larger kitchen, study, utility, and store as well as an upstairs bathroom, additional bedroom and ensuite for each cottage. The new kitchen, utility and store components of the extension have an external width of 6m and a depth of 4.3m, whereas the new dayrooms have an external width of 4.4m and a depth of 3.4m.

2.3. The scheme utilises facing brickwork and clay plain roof tiles to match that of the existing properties. However, the development employs uPVC double glazed windows and doors in comparison to the existing timber windows and doors. An existing rooflight is also replaced and extended from 0.5m in width x 0.6m in depth to 0.6m in width x 1m in depth.

3. Description of the site and surrounding area

3.1. According to the Witherley Conservation Area Appraisal (2007), the 960sqm application site is located outside of the conservation area and settlement boundary of the rural village of Witherley. However, the site is identified within Witherley's settlement boundary in Policy H2 of the Witherley Neighbourhood Development Plan (WNDP), which is currently subject to public consultation as per Regulation 156 of the Neighbourhood Planning (General) Regulations 2012. Policy H1 of the WNDP also highlights the site as an area that is supported for the development of 15 dwellings by 2039.

3.2. 57 and 59 Kennel Lane are associated with the historic Atherstone Hunt buildings that are identified within the WNDP and Leicestershire & Rutland Historic Environment Record MLE 24331 as unlisted buildings of local historical or architectural significance. The stables and kennels of the Atherstone Hunt are to the north of the cottages and have recently had planning approval (21/00789/FUL) for the extension and alteration of these former kennels and stables to form eight dwellinghouses.

- 3.3. On the eastern edge of Witherley's settlement boundary, the application site has a largely rural context, with open countryside to the south and east of the site. However, there are residential properties to the north, northeast, southwest and west of the site. The site is accessed to the south of the cottages.

4. Relevant planning history
21/00789/FUL

- Conversion, extension and alteration of former kennels and stables to form 8no. Dwellinghouses, erection of replacement dwellinghouse, conversion of outbuildings to home offices, erection of garaging and formation of new vehicular access and parking for adjacent cottages
- Permitted
- 26.01.2022

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press.

- 5.2 One member of the public has objected on the following grounds:

- There is no suitable car parking provision within the application site

6. Consultation

- 6.1 There are no objections from the following consultants:

- Hinckley & Bosworth Borough Council (HBBC)'s Drainage Officer
- HBBC Environmental Services' Pollution Officer
- HBBC Waste Management Officer (subject to conditions)
- Leicestershire Highway Authority (LHA)
- Witherley Parish Council

- 6.2 Both the Local Highway Authority (LHA) and Witherley Parish Council raised concerns over suitable parking provision for the application. This was discussed with the applicant, who agreed to incorporate the vehicle parking provision for the two cottages within the site's red line boundary in the Location Plan, Block Plan & Site Plan 9754-02C (submitted: 22.09.2022) to mitigate these concerns.

- 6.3 Witherley Parish Council has also expressed their hopes that the applicant retains the cottages' significance as local landmarks through design sympathetic to the environs of the village.

- 6.4 No further responses were received.

7. Policy

- 7.1 Core Strategy (2009)

- Policy 12: Rural Villages

- 7.2 Site Allocations and Development Management Policies (SADMP) DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM18: Vehicle Parking Standards

- 7.3 Witherley Neighbourhood Development Plan (2022)
- Policy H1: Residential Site Allocations
 - Policy H2: Settlement Boundary
 - Policy H5: Design
- 7.4 National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2021)
 - Planning Practice Guidance (PPG)
- 7.5 Other relevant guidance
- Good Design Guide (2020)
 - Highway Authority Design Guide
 - National Design Guide (2019)

8. Appraisal

8.1. The key issues in respect of this application are therefore:

- Assessment against strategic policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon parking provision

Assessment against strategic policies

- 8.2 Paragraph 11 of the National Planning Policy Framework (NPPF) and Policy DM1 of the adopted SADMP set out a presumption in favour of sustainable development, and state that development proposals that accord with the development plan should be approved unless other material considerations indicate otherwise. Paragraph 2 of the National Planning Policy Framework (NPPF) identifies that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 2 of the NPPF also identifies that the NPPF is a material planning consideration in planning decisions.
- 8.3 Paragraph 12 of the NPPF states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where planning applications conflict with an up-to-date plan, development permission should not usually be granted unless other material considerations indicate otherwise.
- 8.4 The current development plan consists of the adopted Core Strategy (2009) and the adopted Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016). The spatial distribution of growth across the Borough during the plan period 2006-2026 is set out in the adopted Core Strategy. This identifies and provides allocations for housing and other development in a hierarchy of settlements within the Borough.

Design and impact upon the character of the area

- 8.5 Policy DM10 requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials, and architectural features. This is supported by Policies H1 and H5 of the WNDP and Policy 12 of the adopted Core Strategy.

- 8.6 The scheme does not impact the principal elevation of property and the rear elevation cannot be seen from the highway, so the development does not have a significant adverse impact on the character of either dwelling. The application increases the footprint of both cottages by approximately 28%, which is considered an acceptable increase that does not have a significant impact on the character of the cottages. Furthermore, although the footprint increases, the development only extends 0.4m further than the existing porch that is subject to demolition, which limits the impact of the extension in the context of the existing properties.
- 8.7 The scheme preserves the character of the cottages by utilising materials to match the existing properties. Although the development employs uPVC windows and doors in comparison to the existing timber ones, uPVC is prevalent within the street scene and the material is not utilised on the principal elevation, which preserves the character of the cottages.
- 8.8 By virtue of these factors, the application respects the character of the existing dwellings and the surrounding area, which is in accordance with Policy 12 of the adopted Core Strategy, Policies DM10, DM11 and DM12 of the adopted SADMP, Policies DM1, DM2 and DM5 of the WNDP and the Good Design Guide.

Impact upon neighbouring residential amenity

- 8.9 Policy DM10 of the SADMP also states that proposals should not adversely affect the occupiers of the neighboring properties or the future occupiers of the property.
- 8.10 There are no amendments to the front elevation of the property and there are no neighbouring residences to the east and south of the development. There are only two new windows on the north side elevation of 57 Kennel Lane in the new bedroom on the first floor and utility on the ground floor. Within the Ground Floor Plan (stables) Dwg No 021 (submitted: 20.01.2022) from the approved planning application 21/00789/FUL at the Witherley Kennels in the Atherstone Hunt site, the Bedroom 1 and 2 of this property are 30m from the new windows in the current application. In addition, Bedroom 3 and the principal window to the dining room from the same approved plans are outside of the 45-degree line of the new proposed windows. Therefore, it is considered that the scheme is in accordance with the Good Design Guide and does not cause a loss of privacy or overbearing to the adjacent dwellings.
- 8.11 To support the residential amenity of future occupiers of the scheme, proposals for four-bedroom properties are required to provide 97sqm of floorspace and 3sqm of storage in accordance with the Technical Housing Standards (THS). 57 and 59 Kennel Lane provide 161.1sqm and 169.9sqm of floorspace respectively, which greatly exceeds the minimum requirement of the THS. All the bedrooms within both properties provide a width and a floor area that exceeds the THS' minimum requirements for a double bedroom except for the existing bedroom on 59 Kennel Lane, which only has a floor space of 10.7sqm rather than the minimum 11.5sqm. Furthermore, both properties only provide 2.5sqm of internal storage space, which is less than the 3sqm required by the THS. In spite of this, it is acknowledged that the Technical Housing Standards are afforded limited weight in terms of the NPPF as well as the emerging Local Plan and the floorspace of an existing bedroom cannot be considered in the decision of the two-storey rear extension.

- 8.12 With large front and rear gardens, it is regarded that the extension retains ample residential amenity space for both properties in accordance with the Good Design Guide and Policy DM10 of the SADMP.
- 8.13 By virtue of all these factors, this application does not have a significant adverse impact on the residential amenity of any neighbouring properties and the scheme does not have a significant adverse impact upon the residential amenity of the future occupiers of the properties.

Impact upon parking provision

- 8.14 Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 requires new development to provide an appropriate level of parking provision to serve the development proposed. Paragraph 111 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the cumulative impacts on the road network would be severe.
- 8.15 The principal of the new access to the cottages was agreed under planning application 21/00789/FUL. After reviewing Location Plan, Block Plan & Site Plan 9754-02C (submitted: 22.09.2022), it appears the access mirrors the previously approved access. The Leicestershire Highway Authority (LHA) were satisfied that there is adequate turning within the car parking area in accordance with DG13 of Part 3 of the Leicestershire Highway Design Guide (LHDG).
- 8.16 The applicant's application form (submitted: 20.07.2022) states that the development provides 6 vehicle parking spaces, however the Location Plan, Block Plan & Site Plan 9754-02C (submitted: 22.09.2022) suggests that the scheme provides 8. Nevertheless, both instances are in accordance with Paragraph 3.151 of Part 3 of the LHDG and the quantum of off-street vehicle parking was approved by the LHA. Although the off-street vehicle parking space dimensions are not in accordance with Paragraph 3.165 of Part 3 of the LHDG, given the dimensions of the car parking area overall, the LHA did not seek any amendments. By virtue of these factors and in line with Paragraph 111 of the NPPF, the scheme is considered in accordance with Policies DM17 and DM18 of the adopted SADMP.

9. Equality implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.

- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1 The proposed development is considered to be compliant with the relevant national and local policy as it:

- Is an appropriate scale and design
- Does not have an adverse impact upon the character and appearance of the area
- Provides over 80sqm of rear amenity space
- Does not have a significant adverse impact upon the amenity of neighbours
- Provides sufficient vehicle parking spaces for off-street parking

- 10.2 Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission to be granted, subject to the imposition of appropriate conditions.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details received by the Local Planning Authority, as follows:

- Location Plan, Block Plan & Site Plan 9754-02C (submitted: 22.09.2022)
- New Application Form (submitted: 20.07.2022)
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Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The materials to be used on the external elevations of the proposed extension and alteration shall accord with the approved Existing and Proposed Floor Plans and Elevations (submitted: 18.07.2022).

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. The development hereby permitted shall not be first used until such time as the 6 designated parking spaces identified in the Location Plan, Site Plan & Block Plan (submitted 22.09.2022) have been implemented. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

6. The development hereby permitted shall not be first used until such time as the scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning Authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

Reason: To support the policies within the Wheeled Bin and Container Policy (updated March 2018) and to ensure that there is adequate provision of waste and recycling storage so that the amenity of the occupants of the proposed development are not adversely affected in accordance with Hinckley and Bosworth Borough Council's Wheeled Bin and Contained Policy (updated March 2018), Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Section 46 of the Environmental Protection Act 1990

a. **Notes to applicant**

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.

2. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced. The soakaway must be constructed either as a brick or concrete-lined perforated chamber with access for maintenance, or alternatively assembled from modular surface water storage/soakaway cell systems, incorporating silt traps. Design and construction of all types of soakaways will be subject to the approval of the Building Control Surveyor.
3. Access drives, parking and turning areas, paths and patios should be constructed in a permeable paving system, with or without attenuation storage, depending on ground strata permeability. On low-permeability sites surface water dispersal may be augmented by piped land drains, installed in the foundations of the paving, discharging to an approved outlet (See Environment Agency guidance on the permeable surfacing of front gardens).



The Builder is to check and verify all buildings and site dimensions, levels and sewer invert levels prior to commencement of work.
Do not scale off this drawing, work to figured dimensions only.
This drawing must be read and checked with all structural and relevant specialist drawings.
The Builder is to comply in all respects with the current Building Regulations and latest Codes of Practice.

Scale Bar 1:100
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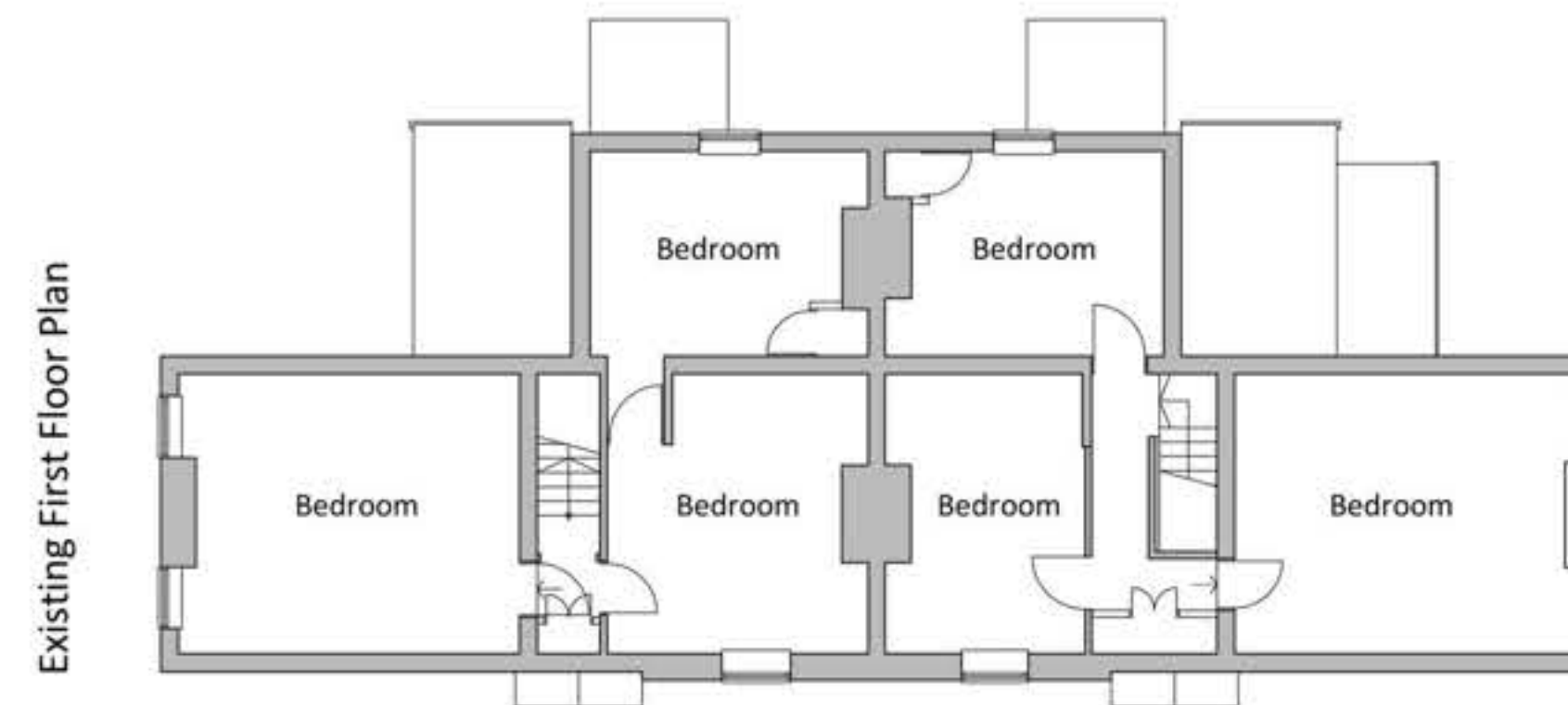
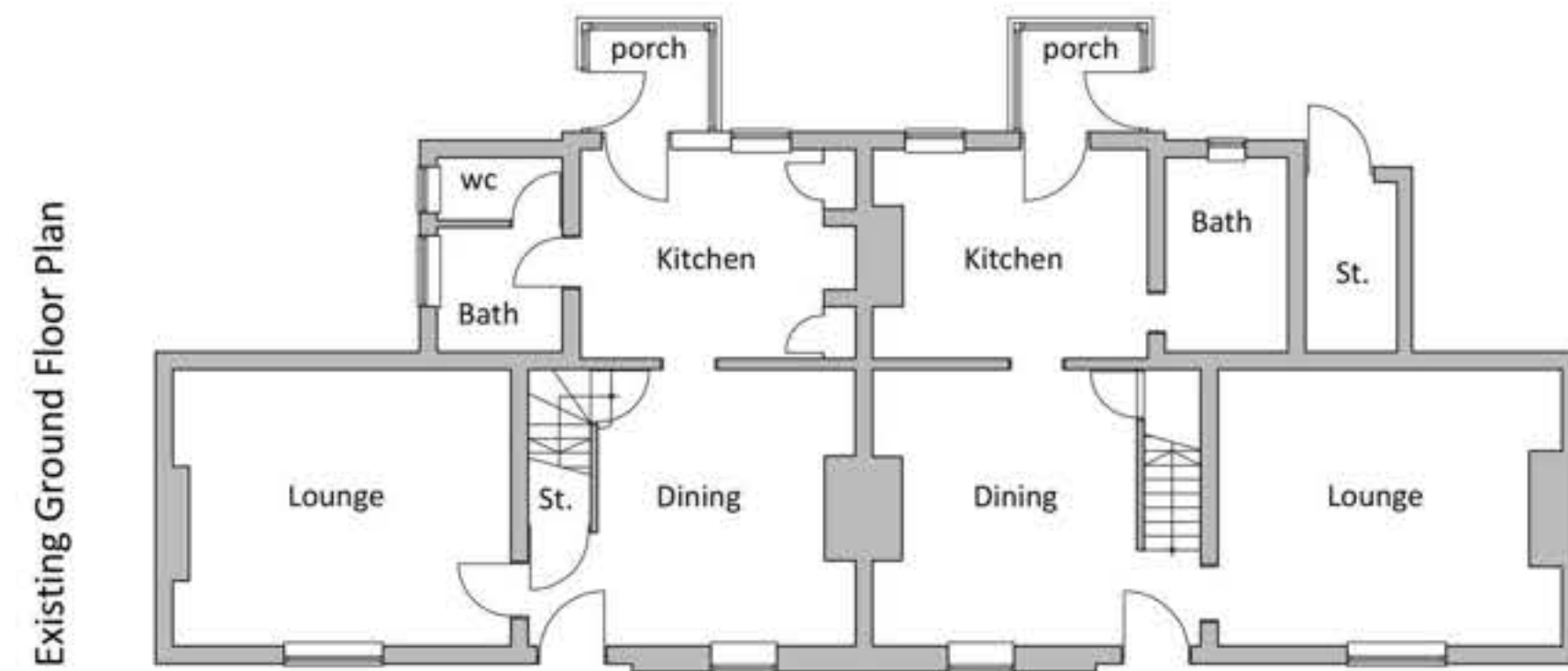


Existing Front (West) Elevation

Existing Side (North) Elevation

Existing Rear (East) Elevation

Existing Side (South) Elevation

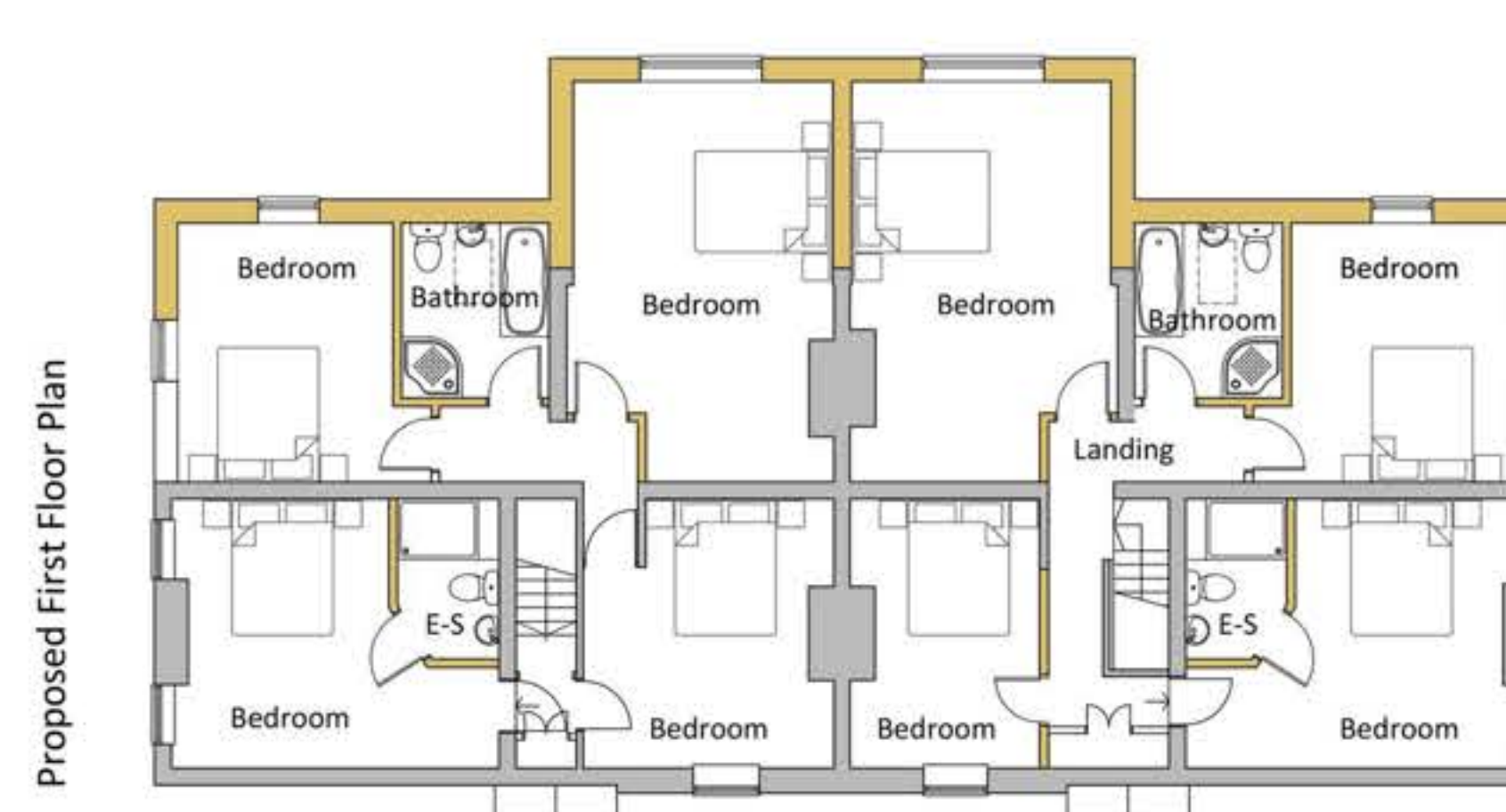
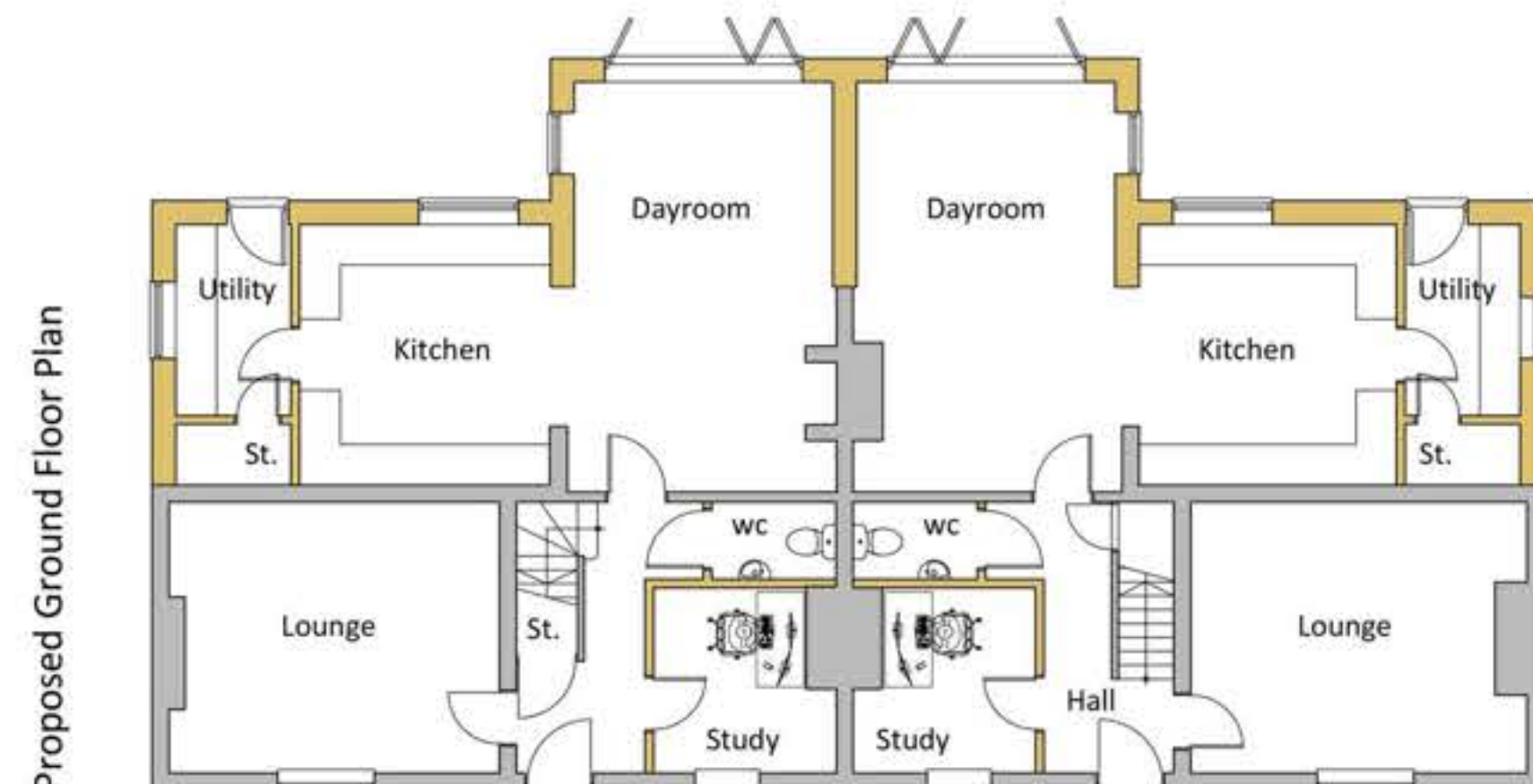


Proposed Front (West) Elevation

Proposed Side (North) Elevation

Proposed Rear (East) Elevation

Proposed Side (South) Elevation



revisions			JOB No.
No.	Description	Date	
A	Rear elevation amended	04.07.22	
B	Scale Bar added	18.07.22	

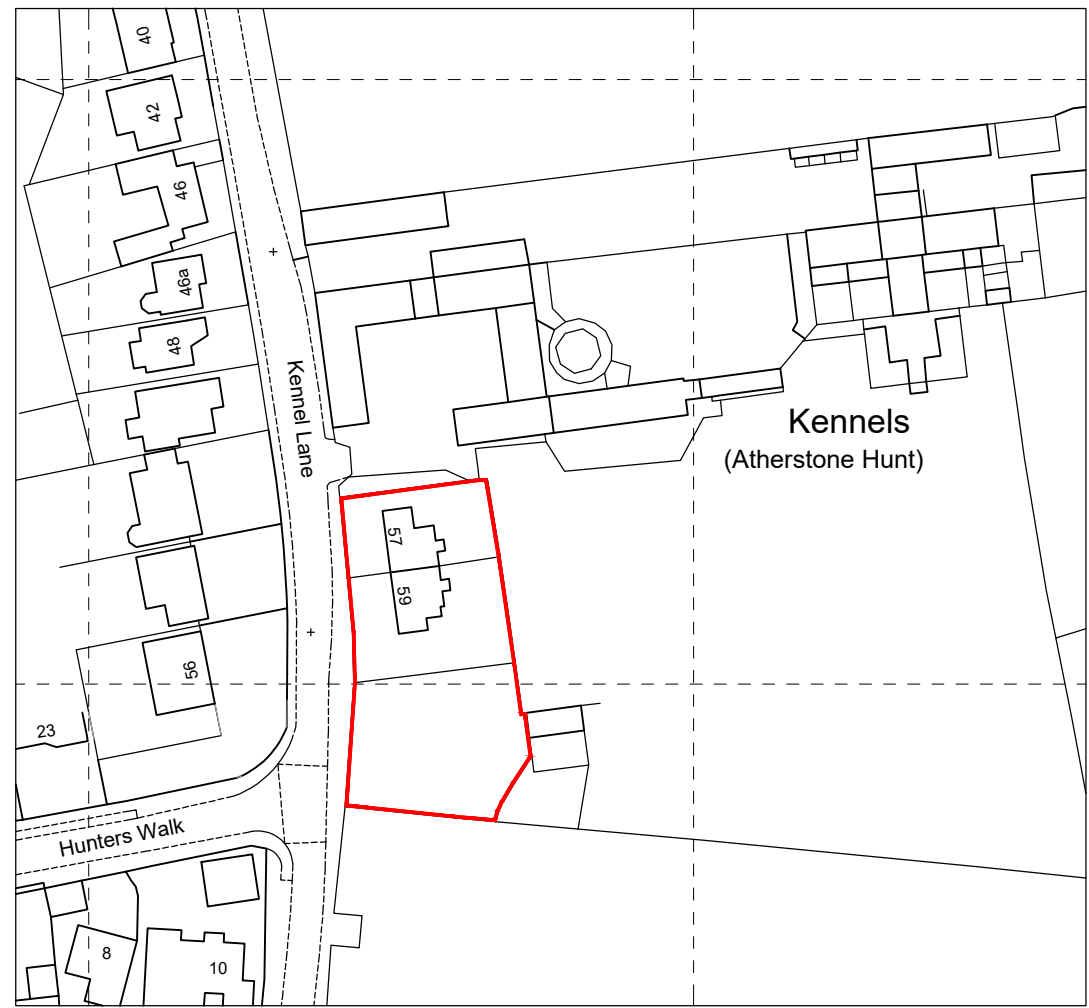
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Proposed Extensions and Alterations at
57 & 59 Kennel Lane, Witherley. CV9 3LJ

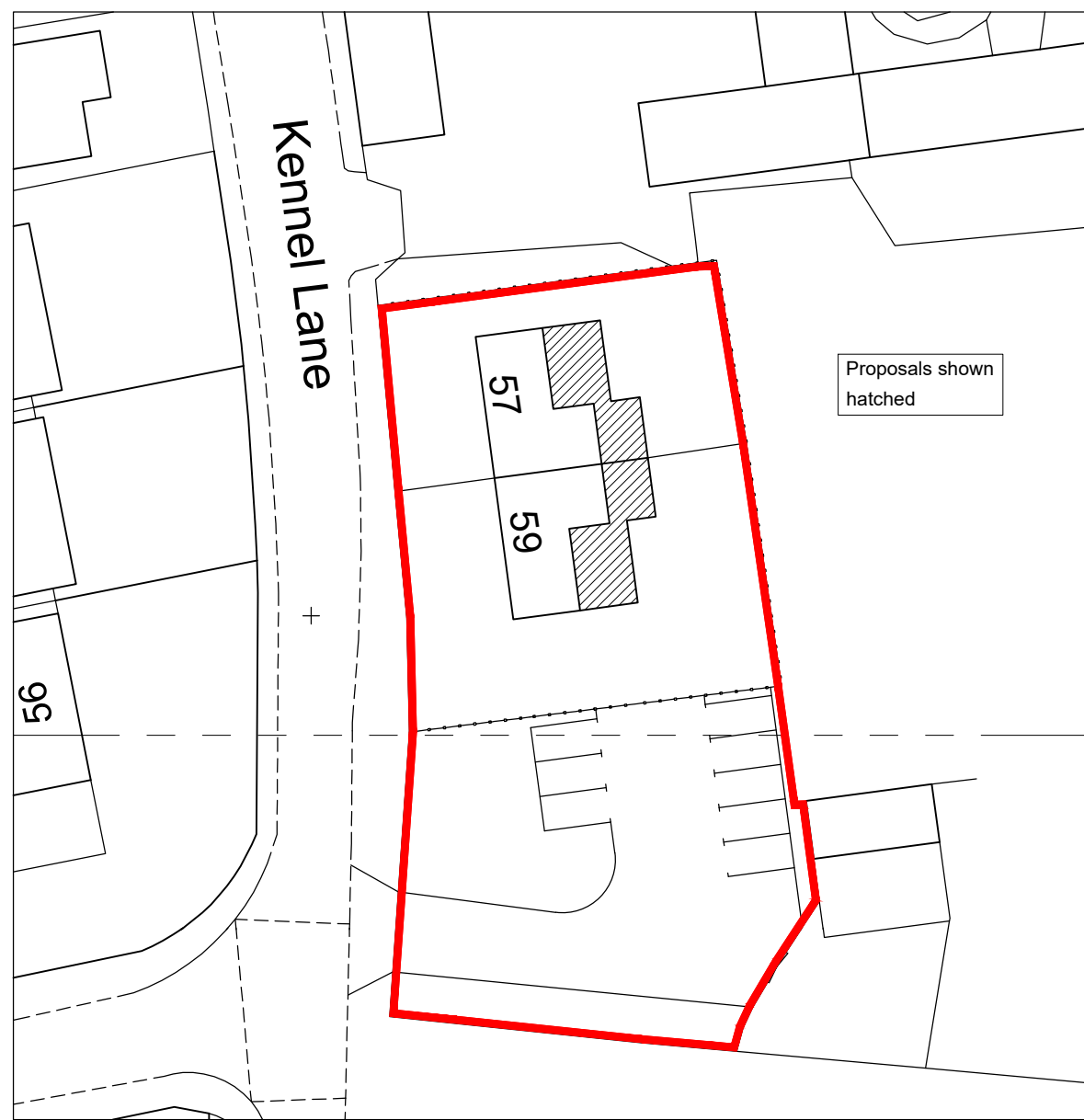
Plans & Elevations as Existing

SCALE	DATE	DRAWN	JOB No.
1:100 @ A1	May 22	ae	9754.01B

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Location Plan
Scale 1:1250
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Block Plan
Scale 1:500

Kennel Lane

Site Plan
Scale 1:500

Parking for
Cottages

F i e l d A c c e s s

The Builder is to check and verify all buildings and site dimensions, levels and sewer invert levels prior to commencement of work.
Do not scale off this drawing, work to figured dimensions only.
This drawing must be read and checked with all structural and relevant specialist drawings.
The Builder is to comply in all respects with the current Building Regulations and latest Codes of Practice.

revisions			JOB No.
No.	Description	Date	
A	Site plan amended	04.07.22	
B	Block Plan amended	18.07.22	
C	Red line boundary amended	22.09.22	

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**Proposed Extensions and Alterations at
57 & 59 Kennel Lane, Witherley. CV9 3LJ**

Location Plan, Block Plan & Site Plan

SCALE	DATE	DRAWN	JOB No.
Noted @ A1	May 22	ae	9754.02C

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