Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr Jason Wittering
51 Russett Close
Barwell
Leicester
Leicestershire
LE9 8HZ

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	**Application No.**
9 April 2008	08/00399/FUL

Particulars and location of development :

ALTERATION TO GARDEN WALL RE-SUBMISSION OF 08/00060/FUL.

51 Russett Close Barwell Leicester Leicestershire LE9 8HZ

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, T5 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 unless previously agreed in writing with the Local Planning Authority.

3. Before first commencement of the development hereby permitted, 2.0 metre by 2.0 metre pedestrian visibility splays shall be provided on the southern boundary of 51 Russett Close with nothing within the splays higher than 0.6 metres above ground level and shall be so maintained in perpetuity, where in the control of the applicant.

4. No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

(i) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
(ii) implementation programme.

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

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5. The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted.

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 of the adopted Hinckley & Bosworth Local Plan.

3. To ensure that an adequate line of vision is available in the interests of road safety to accord with policy of the Hinckley and Bosworth Local Plan.

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

5. To define the permission.

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.

T. M Prowse

Date:- 6 June 2008

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

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