HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr Scott Robinson
10 Garden Close
Hinckley
Burbage
Leicestershire
LE10 2AX

Name and Address of Agent (if any)
Mr Martin Dennis
10 Wesley Close
Sapcote
Leicestershire
LE9 4HY

Part I - Particulars of Application

Date of Application	**Application No.**
10 August 2007	07/00972/FUL

Particulars and location of development :

EXTENSION AND ALTERATIONS TO DWELLING

10 Garden Close Burbage Hinckley Leicestershire LE10 2XA

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 dwelling unless previously agreed in writing with the Local Planning Authority.

3. The car parking spaces shown on the submitted plans shall be provided before the development is brought into use and shall thereafter permanently remain available for such use unless otherwise agreed in writing by the Local Planning Authority.

4. Notwithstanding the provisions of Part 1 of Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking and re-enacting that Order) no window or opening (other than any that may be shown on the approved drawings) shall be formed in the western elevation(s) of the building unless planning permission has first been granted by the Local Planning Authority.

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 and RES7 of the adopted Hinckley & Bosworth Local Plan.

3. In the interests of road safety to accord with policy T5 of the Hinckley & Bosworth Local Plan.

Continued...

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

Continued (07/00972/FUL)...

4. To avoid the possibility of overlooking in the interests of preserving the amenities of residents to accord with policy BE1 and RES7 of the adopted Hinckley & 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.

Date:- 25 September 2007

PETER CASH
PROPER OFFICER OF THE COUNCIL