Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr J Lewis
49 Church Street
Burbage
Hinckley
Leicestershire
LE10 2DA

Name and Address of Agent (if any)
Emery Architectural Design Ltd
Greenacres
North Kilworth
Leicestershire
LE17 6HE

Part I - Particulars of Application

Date of Application	**Application No.**
25 March 2008	08/00305/FUL

Particulars and location of development :

EXTENSION AND ALTERATIONS TO DWELLINGS

49 Church Street Burbage Hinckley Leicestershire LE10 2DA

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, BE7 and 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. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extension shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

3. Before the extension is first occupied a minimum of two off-street parking spaces shall be provided within the curtilage of the dwelling. The spaces so provided shall thereafter be maintained and kept available for this purpose.

4. This permission relates to the application as amended by the letter from the applicant dated16 May 2008.

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.

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Continuation 08/00305/FUL

3. To ensure that adequate off-street parking facilities are available to accord with policy T5 of the adopted Hinckley & Bosworth Local Plan.

4. 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.

4. 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.

T. H Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 23 May 2008