Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant	**Name and Address of Agent (if any)**
Mr John Watson	Hayward Architects Ltd
36 Old Forge Road	19 Station Road
Fenny Drayton	Hinckley
Nuneaton	Leics
Leicestershire	LE10 1AW
CV13 6BD	

Part I - Particulars of Application

Date of Application	**Application No.**
12 July 2011	11/00562/EXT

Particulars and location of development :

EXTENSION OF TIME FOR EXTANT PLANNING PERMISSION 08/00502/FUL FOR ERECTION OF ONE DWELLING WITH ASSOCIATED PARKING AND SHARED ACCESS.

36 Old Forge Road Fenny Drayton Nuneaton Leicestershire CV13 6BD

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, by virtue of its siting, scale, height and design the proposed development is not considered to be out of keeping with the character and appearance of the street scene or detrimental to the amenity of neighbouring properties or to highway safety. The principle of residential development on the site has been previously established with the granting of planning permission on planning application 08/00502/FUL.

Hinckley and Bosworth Borough Council Local Plan (2001):- IMP1, REC3, RES5, BE1, T5

Hinckley and Bosworth Adopted Core Strategy (2009):- Policy 13

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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: 02A, 03A received on 21 May 2008 and Site Location Plan received on 11 July 2008.

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

3. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed dwelling 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.

4. The applicant must secure the implementation of a programme of archaeological work, comprising the production of an appropriate report and deposition of the project archive. This report shall be completed in accordance with the agreed scheme of work as included in ULAS Report No 2008/0066 submitted in accordance with planning application 08/00502/FUL.

5. No development shall commence on site until such time as the existing and proposed ground levels of the site and the finished floor levels have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details

6. Notwithstanding the submitted details, before development commences a scheme shall be submitted to and approved in writing by the Local Planning Authority in relation to the following.

   i) relocation of the existing access drive towards the north easternmost point of the site's frontage onto Old Forge Road,
   ii) 2 metre controlled radii on both sides of the proposed access
   iii) provision of a footway for pedestrian across the whole frontage of the site
   iv)revised parking and turning arrangements within the site,
   v) details of closure of the existing access and proposal for reinstatement of the vehicular crossing

   The approved access drive, parking, footway and turning facilities shall be provided before the development is brought into use, to the satisfaction of the Local Planning Authority. The access with a minimum effective width of 4.25 metres, shall be hard surfaced for at least 5 metres from the highway boundary. The access, turning and parking facilities once provided shall be so maintained. The existing access shall be permanently closed within one week of the new access being brought into use.

7. If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 5 metres behind the highway boundary and shall be hung so as to open inwards only.

8. No development shall take place until full details of both hard and soft landscaping 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 include:

(i) means of enclosure including any retaining details
(ii) hard surfacing materials
(iii) proposed and existing functional services above and below ground (e.g. drainage, pipelines, manholes, supports, etc.)
(iv) planting plans
(v) written specifications
(vi) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
(vii) implementation programme.

9. 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 at which time shall be specified in writing 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. For the avoidance of doubt and in the interests of proper planning.

3. To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

4. To allow the opportunity for adequate exploration of the site to accord with policy BE14 of the Hinckley & Bosworth Local Plan.

5. To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property in accordance with policy BE1 of the adopted Local Plan.

6. To afford adequate visibility at the access/junction to cater for the expected volume of traffic joining the existing highway network and the interests of general highway safety to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.

7. To enable a vehicle to stand clear of the highway whilst the gates are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway, to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.

8. To enhance the appearance of the development to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

9. To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy BE1 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.

3. As from 6 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. All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

5. The suitability of the ground for soakaways should be ascertained by using the test in B R E Digest No. 365 before development is commenced. The porosity test and soakaway design requires the approval of the Building Control Section. The soakaway must be constructed using concrete ring sections with a liftable cover or other approved materials to the satisfaction of the Local Authority.

6. It will be necessary to apply to the Leicestershire County Council Divisional Engineers Office Coventry Road Croft Leics LE9 6GP (Tel No 01455 283341) for permission to construct a vehicular crossing. The vehicular crossing over the footway and/or verge in the highway shall be constructed to the Highway Authority's standard requirements and specifications.

7. Any street furniture or lining that requires relocation or alteration shall be carried out entirely at the expense of the applicant, who shall first obtain the separate consent of the Highway Authority.

8. The applicant should be aware that the finished floor levels for the proposed dwelling will need to be significantly lower that the existing bungalow floor levels in order to ensure a satisfactory form of development.



Date : 6 September 2011

BILL CULLEN
PROPER OFFICER OF THE COUNCIL

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 the applicant is aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, he 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, Room 305(K), Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, by telephoning 0117 372 6372 or online at www.planningportal.gov.uk/planning/appeals/). 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 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.

5. 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.

6. 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 – V2.1