HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant	**Name and Address of Agent (if any)**
Mr G Barton 14 Lee Close Stoney Stanton Leicestershire	Brian Dearlove Partnership Unit C Edward House Grange Business Park Enderby Road Whetstone

Part I - Particulars of Application

Date of Application	**Application No.**
1 November 2007	07/01294/FUL

Particulars and location of development :

EXTENSION AND ALTERATIONS TO DWELLING AND ERECTION OF DETACHED GARAGE

Kirkby Vale Kirkby Lane Peckleton Leicester Leicestershire

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and NE5 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. This permission relates to the application as revised by amended plan drawing number 3788/A1; received by the Local Planning Authority on 25/1/08.

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

4. The materials to be used on the external elevations of the proposed extension and garage shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

The reasons for the conditions are :-

1. To define the permission.

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

3. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

4. To ensure that the use remains compatible with the surrounding area.

CONTINUED...

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

CONTINUATION 07/01294/FUL

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.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 12 February 2008