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 Michael Coffey	Mr Martin Dennis
2 Birch Close	10 Wesley Close
Earl Shilton	Sapcote
Leicestershire	Leicestershire
LE9 7HD	LE9 4HY

Part I - Particulars of Application

Date of Application	**Application No.**
19 September 2007	07/01094/FUL

Particulars and location of development :

EXTENSIONS AND ALTERATIONS TO DWELLING

2 Birch Close Earl Shilton Leicester Leicestershire LE9 7HD

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy BE1 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 plans M1082/4a and M1082/5a received by the Local Planning Authority on 2 November 2007.

3. The window to be inserted in the en-suite on the north eastern elevation shall be obscure glazed and retained as such at all times thereafter.

4. 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.

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 define the permission.

3. To avoid the possibility of overlooking in the interests of preserving the amenities of residents to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

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

NOTES TO APPLICANT :-

Continued...

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

Continuation07/01094/FUL

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. 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.

Date:- 14 November 2007

PETER CASH
PROPER OFFICER OF THE COUNCIL