Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr Paul Collis
2 Paddock Lane
Burbage
Hinckley
Leicestershire
LE10 2JD

Name and Address of Agent (if any)
Axon Beckett Ltd
W5 The Quarters
65 Druid Street
Hinckley
Leicestershire
LE10 1QG

Part I - Particulars of Application

Date of Application	**Application No.**
2 September 2008	08/00865/FUL

Particulars and location of development:

ERECTION OF NEW DWELLING AND GARAGE

Land Rear Of 39 Coventry Road Burbage Leicestershire

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 as the proposal would be in keeping with the character of the area, would not have a detrimental impact on the amenities of neighbouring properties and would not be detrimental to highway safety.

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

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 dwelling and garage 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. The development hereby permitted shall not commence before the provision and maintenance of off-site open space or facilities whether by off-site physical provision or financial contributions as required in accordance with policy REC3 of the adopted Hinckley and Bosworth Local Plan and the approved Play and Open Space Guide has been secured in such a manner as is approved in writing by the Local Planning Authority.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) development within Schedule 2, Part 1 Classes A to E inclusive shall not be carried out unless planning permission for such development has first been granted by the Local Planning Authority.

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

5. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

6. Before any development is commenced on site a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate the treatment proposed for all ground surfaces together with the species and materials and their disposition.

7. The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details. The soft landscaping scheme shall be implemented during the next available planting season following completion of the dwelling and 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.

8. Details of all boundary treatment to the site including retaining walls shall be submitted to and approved in writing before development commences, and implemented in accordance with the approved scheme before first occupation of the dwelling hereby approved.

9. Prior to the development commencing, the proposed access improvements works as indicated in Dwg. No. 05/782 - 1003a shall be provided in accordance with Leicestershire County Council current design standards and as generally shown including widening, pedestrian visibility and junction visibility improvements. Once provided the improved access arrangements shall be maintained as such at all times thereafter.

10. 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.

11. Before first occupation of the dwelling hereby permitted, the car parking and turning facilities shall be provided within the site as indicated on the approved plan No. 05/782 10002a and once provided shall be retained for such use at all times thereafter.

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.

3. To ensure the provision of adequate play and open space within the vicinity of the site to accord with policy REC3 of the adopted Hinckley and Bosworth Local Plan.

4. To safeguard the privacy and amenities of neighbouring properties to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

5. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution to accord with policy NE14 of the adopted Hinckley and Bosworth Local Plan.

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

7. 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.

8. To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

9. In the interests of road safety to accord with policy BE1 of the Hinckley & Bosworth Local Plan.

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10. 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 BE1 of the adopted Hinckley and Bosworth Local Plan.

11. To ensure that adequate off-street car parking and turning facilities are available to accord with policy BE1of 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 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. List of Plans used in the determination of this application:- Site Location Plans (Scales 1;1250 and 1:500); No. 05/782 10002a and 05/782 1003a.

5. It will need to be demonstrated that adequate facility is available for the disposal of surface water and sustainable design principles including the use of porous materials should be incorporated.

6. 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.

7. Condition 3 refers to a financial contribution towards public play and open space. In this instance a contribution of £1250.80 is required towards the provision and maintenance of off-site Public Open Space.

8. 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 - (telephone 0116 3052202).

9. The proposal is situated in excess of 45 metres from the Highway. In order to cater for emergency vehicles the drive and any turning areas shall be constructed so as to cater for a commercial or service vehicle in accordance with British Standard B.S.5906, 1980 and Building Regulations Approved Document B, Fire Safety 2004.

10. Nothing within the pedestrian visibility splays shall be erected or allowed to grow any higher than 0.6 metres above ground level, in accordance with the current standards of the Highway Authority.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 23 October 2008