Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr D. Cowan
106 Charnwood Road
Barwell
Leicestershire
LE9 8FX

Name and Address of Agent (if any)
ARI Design Ltd
17-19 Wood Street
Hinckley
Leicestershire
LE10 1JQ

Part I - Particulars of Application

Date of Application	**Application No.**
3 September 2008	08/00873/FUL

Particulars and location of development:

EXTENSION AND ALTERATIONS TO DWELLING

106 Charnwood Road Barwell Leicester LE9 8FX

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 extension and alterations would be in keeping with the character and appearance of the existing dwelling, would not be detrimental to the amenities of neighbouring properties and would retain adequate off-street car parking within the curtilage.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1 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. 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.

3. Before the extension is first occupied a minimum of two car parking spaces shall be provided within the curtilage of the dwelling. The spaces so provided shall thereafter be retained for this purpose.

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 that adequate off-street parking facilities are available to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

Continued....

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

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:- No D/1334/2/PD 1 (dated August 08)

5. 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. M Prowse

Date:- 23 October 2008

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL