HINCKLEY & BOSWORTH  **BOROUGH COUNCIL**

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr and Mrs F Drummond
43 The Rookery
Church Lane
Kirkby Mallory
Leicestershire
LE9 9QE

Name and Address of Agent (if any)
Mr David Granger
The Old Dairy
Mill Street
Packington
Ashby-de-la-Zouch
Leicestershire

Part I - Particulars of Application

Date of Application	**Application No.**
16 November 2007	07/01361/FUL

Particulars and location of development:

EXTENSIONS AND ALTERATIONS TO DWELLING

Top Farm Markfield Road Ratby Leicester Leicestershire

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies NE5, NE7 and BE1 of the Hinckley and Bosworth Local Plan and Environment Policy 3A of the Leicestershire, Leicester and Rutland Structure 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. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extensions 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. No development shall take place until full details of both hard and soft landscape 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 shall include:

   (i) planting plans
   (ii) written specifications
   (iii) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
   (iv) implementation programme.

4. 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.

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5. The conclusions and recommendations identified within the submitted Protected Species Survey dated January 2008 shall be incorporated in the development hereby permitted unless otherwise agreed 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. To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

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

4. 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.

5. To ensure the development makes provision for and does not cause harm to protected species and their habitats in accordance with Environment Policy 3A of the Leicestershire, Leicester and Rutland Structure Plan 1996 to 2016.

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. Any excavations to be left overnight shall be covered or fitted with a series of ramps to aid badger escape.

4. No work shall take place within the bird-breeding season unless it can be demonstrated to the Local Planning Authority and approved in writing that there are no breeding birds affected.

Date:- 14 January 2008

PETER CASH
PROPER OFFICER OF THE COUNCIL