Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant	**Name and Address of Agent (if any)**
Mr John Salmon	BK Architecture Limited
Borrowdale Gates	79-93 Oak Business Centre
Whitwick Road	Ratcliffe Road
Copt Oak	Sileby
Leicestershire	Leicestershire
LE67 9QB	LE12 7PU

Part I - Particulars of Application

Date of Application	**Application No.**
14 November 2008	08/01087/FUL

Particulars and location of development :

EXTENSION AND ALTERATIONS TO DWELLING

Borrowdale Gates Whitwick Road Copt Oak Markfield 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 it would be in scale, character and appearance with the existing dwelling and would not have an adverse effect on the Charnwood Forest, amenities of neighbouring properties, highway safety or ecology.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1, NE5, NE19 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 alterations 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 ensure that the development has a satisfactory external appearance to accord with policy BE1 of 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.

IMPORTANT – PLEASE REFER TO THE NOTES AT THE END OF THIS DOCUMENT

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:- Nos. 2634/6; 2634/7; 2634/1; 2634/2 Rev B; 2634/3 Rev A; 2634/4 Rev A; 2634/5 Rev A.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 19 January 2009