



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant

Mr Amit Kotecha
36 Warren Lane
L F E
Leicester
LE3 3LW

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application

27.04.01

Application No.

01/00409/COU

Particulars and location of development :

CHANGE OF USE TO DENTAL PRACTICE ELEVATIONAL ALTERATIONS TO BUILDING AND
FORMATION OF CAR PARKING AREAS

52 Coventry Road Burbage Hinckley

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley & Bosworth Borough Council grants permission for the carrying out 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 within five years from the date of this permission.
2. This permission relates to the application as revised by amended plan 01/00409/COU received by the Local Planning Authority on 6 June 2001 .
3. The materials to be used on the external elevations of the proposed alteration shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.
4. The use hereby permitted shall not commence until the car parking spaces, access and turning areas indicated on the approved plan have been surfaced in tarmacadam, or other such materials as may be previously agreed in writing with the Local Planning Authority, marked out and made available for use at all times the premises are in use.
5. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 the premises shall not be used other than for the purpose of a dental practice.
6. No development shall commence on site until a scheme for screen fencing along the western boundary of the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use hereby permitted is commenced.
7. No gates shall be erected on the vehicular access to the site.
8. 2.0 metre x 2.0 metre pedestrian visibility splays shall be provided on the highway boundary on both sides of the access.

The reasons for the conditions are :-

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To define the permission.

Continued...

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

Continuation 01/00409/COU

3. To ensure that the development has a satisfactory external appearance to accord with policy BE 1 of the Hinckley & Bosworth Local Plan.
4. To ensure that adequate car parking and servicing facilities will be available to serve the premises when they are brought into use.
- 5.&6 To safeguard amenities of neighbouring properties to accord with policy BE 1 of the Hinckley & Bosworth Local Plan.
7. To enable a vehicle to stand clear of the highway to accord with policy BE1 of the Hinckley & Bosworth Local Plan.
8. To ensure that an adequate line of vision is available in the interests of road safety to accord with policy of the Hinckley & Bosworth Local Plan..

NOTES TO APPLICANT :-

1. This permission does not grant approval under the Building Act 1984 and the Building Regulations 1991 for which a separate application may be required. You are advised to contact the Building Control Section.
2. The premises must fully comply with The Health and Safety at Work Act 1974.

Dave Nash

Date :- 20.06.01

Proper Officer of the Council

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