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Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Martin Carnall
18 Kerry Close
Barwell
Leicestershire
LE9 8HT

Name and Address of Agent (if any)
Steve Davenport
67 Waterfall Way
Barwell
Leicestershire
LE9 8EH

Part I - Particulars of Application

Date of Application	**Application No.**
16 May 2008	08/00499/FUL

Particulars and location of development :

PROPOSED EXTENSIONS AND ALTERATIONS TO DWELLING

18 Kerry Close Barwell Leicester Leicestershire LE9 8HT

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 and would not materially harm the character or appearance of the existing dwelling or the area generally, or the living conditions of neighbouring residents and would be acceptable in terms of highway safety.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1and 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. This permission relates to the application as revised by amended plan LEC0025/001-P2,002-P2,003-P2,004-P2 and 005-P2 received by the Local Planning Authority on 21 July 2008.

3. 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.

4. The extension shall not be brought into use until a minimum of three off-street parking spaces have been provided within the curtilage of the dwelling. The spaces so provided shall thereafter be retained for this purpose.

Continued

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

Continuation..08/00499/FUL

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 define the permission.

3. To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

4. To ensure that adequate off-street parking facilities are available to accord with policy T5 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.

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
LEC0025/001 – P2, 002 – P2, 003 – P2, 004 – P2 and 005 – P2

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

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 29 July 2008