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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
Mr J Watson
36 Old Forge Road
Fenny Drayton
Warks
CV13 6BD

Name and Address of Agent (if any)
Savage Hayward
19 Station Road
Hinckley
Leics
LE10 1AW

Part I - Particulars of Application

Date of Application	**Application No.**
19 May 2008	08/00502/FUL

Particulars and location of development :

PROPOSED ERECTION OF TWO STOREY DWELLING WITH ASSOCIATED PARKING AND SHARED ACCESS

36 Old Forge Road Fenny Drayton Nuneaton Leicestershire CV13 6BD

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, T5, REC3 and RES5 of the Hinckley and Bosworth Local 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 dwelling 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. The applicant must secure the implementation of a programme of archaeological work, comprising the production of an appropriate report and deposition of the project achive. This report shall be completed in accordance with the agreed scheme of work as included in ULAS Report No 2008/0066.

4. No development shall commence on site until such time as the existing and proposed ground levels of the site and the finished floor levels have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

5. The development hereby permitted shall not commence before the provision and maintenance of off-site open space or facilities whether by off-site physical provision or financial contributions as required in accordance with policy REC3 of the adopted Hinckley and Bosworth Local Plan and the approved Play and Open Space Guide has been secured in such a manner as is approved in writing by the Local Planning Authority.

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6. Notwithstanding the submitted details, before development commences a scheme shall be submitted to and approved in writing by the Local Planning Authority in relation to the following:

(i) Relocation of the existing access drive towards the north easternmost point of the site's frontage onto Old Forge Road.
(ii) 2 metre controlled radii on both sides of the proposed access
(iii) Provision of a footway for pedestrian across the whole frontage of the site
(iv) Revised parking and turning arrangements within the site,
(v) Details of closure of the existing access and proposal for reinstatement of the vehicular crossing

The approved access drive, parking, footway and turning facilities shall be provided before the development is brought into use, to the satisfaction of the Local Planning Authority in consultation with the Highway Authority. The access with a minimum effective width of 4.25 metres shall be hard surfaced (but with a permeable surface) for at least 5 metres from the highway boundary. The access, turning and parking facilities once provided shall be so maintained. The existing access shall be permanently closed within one week of the new access being brought into use.

7. If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 5 metres behind the highway boundary and shall be hung so as to open inwards only.

8. Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the public highway and thereafter shall be so maintained.

9. No development shall take place until full details of both hard and soft landscaping 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 include:

(i) means of enclosure including any retaining details
(ii) hard surfacing materials
(iii) proposed and existing functional services above and below ground (e.g. drainage, pipelines, manholes, supports, etc.)
(iv) planting plans
(v) written specifications
(vi) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
(vii) implementation programme.

10. 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.

11. This permission relates to the application as revised by amended plan 0822A os amending the application site received by the Local Planning Authority on 11th July 2008.

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 allow the opportunity for adequate exploration of the site to accord with policy BE14 of the Hinckley & Bosworth Local Plan.

4. To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property.

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5. To ensure the provision of adequate play and open space within the vicinity of the site in accordance with policy REC3 of the adopted Hinckley and Bosworth Local Plan.

6. To afford adequate visibility at the access/junction to cater for the expected volume of traffic joining the existing highway network and the interests of general highway safety to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.

7. To enable a vehicle to stand clear of the highway whilst the gates are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway, to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.

8. To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users, to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.

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

10. 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.

11. To define the permission.

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. The suitability of the ground for soakaways should be ascertained by using the test in B R E Digest No. 365 before development is commenced. The porosity test and soakaway design requires the approval of the Building Control Section. The soakaway must be constructed using concrete ring sections with a liftable cover or other approved materials to the satisfaction of the Local Authority.

5. List of plans used in the determination of this application:- 0822A: 0S, 02A, 03A.

6. It will be necessary to apply to the Leicestershire County Council Divisional Engineers Office Coventry Road Croft Leics LE9 6GP (Tel No 01455 283341) for permission to construct a vehicular crossing. The vehicular crossing over the footway and/or verge in the highway shall be constructed to the Highway Authority's standard requirements and specifications.

7. Any street furniture or lining that requires relocation or alteration shall be carried out entirely at the expense of the applicant, who shall first obtain the separate consent of the Highway Authority.

8. The applicant should be aware that the finished floor levels for the proposed dwelling will need to be significantly lower that the existing bungalow floor levels in order to ensure a satisfactory form of development.

T. M Prowse

Date:- 14 July 2008

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

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