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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 Dean Garton
30 Florian Way
Hinckley
Leicestershire
LE10 0WG

Name and Address of Agent (if any)
The Art Of Building Ltd
Mr Jonathan Cooke
221 Forest Road
Woodhouse
Loughborough
Leicestershire

Part I - Particulars of Application

Date of Application	**Application No.**
20 May 2008	08/00513/FUL

Particulars and location of development :

SINGLE STOREY EXTENSION AND ALTERATIONS TO DWELLING

30 Florian Way Hinckley Leicestershire LE10 0WG

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 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. 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.

3. Any of the existing shrub planting along the highway boundary which is damaged or removed during construction shall be replaced with shrubs of similar species which shall be planted during the first available planting season after the extension is first occupied and thereafter maintained to the satisfaction of 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.

Continued...

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

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Continuation 08/00513/FUL

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

08-05

T. H Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 18 July 2008