Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Westminster Developments Ltd
55 Station Road
Rearsby
Leicestershire
LE7 4YY

Name and Address of Agent (if any)
HSSP Architects Limited
44 Ashfordby Road
Melton Mowbray
Leicestershire
LE13 0HR

Part I - Particulars of Application

Date of Application	**Application No.**
15 April 2008	08/00408/FUL

Particulars and location of development :

DEMOLITION OF EXISTING DWELLING AND ERECTION OF THREE DETACHED DWELLINGS

23 Bradgate Road Hinckley Leicestershire LE10 1LA

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, RES5 and T5 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 dwellings 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. This permission relates to the application as revised by amended plan 6109P-02B and 6109P-04B received by the Local Planning Authority on 12 June 2008.

4. No development shall commence until a section through the blind window to the front elevation of plot 2 has been submitted to and agreed in writing by the local planning authority. The development shall then proceed in accordance with the approved details and maintained thereafter.

5. No development, including any site works, shall commence until a plan has been submitted to and approved in writing by the local planning authority showing all hedges, trees and landscape features that can be retained as part of the development of the site and how they are to be protected during construction. The development shall then proceed in accordance with the approved details and the hedges, trees and landscape features shall be retained thereafter.

6. No development shall commence until a landscaping scheme including written specifications, schedules of plants, noting species, plant sizes and proposed numbers/densities has been submitted to and agreed in writing by the local planning authority.

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7. The approved scheme shall be implemented within the first seeding and planting season following the completion of the development. The 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.

8. Before development commences, representative samples of the types and colours of materials to be used on the driveways of the development hereby permitted 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.

9. The boundary treatments as shown on the approved plan shall be completed prior to the first occupation of any of the dwellings hereby permitted and shall be maintained thereafter.

10. No development shall commence until the applicant or his successor in title has successfully demonstrated in writing to the local planning authority that a legal right of access for pedestrians and vehicles exists for plots 2 and 3 onto the private drive known as Bradgate Gardens and can be maintained thereafter.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order I995 (or any order revoking or re-enacting that Order with or without modification) development within Schedule 2, Part 1 Classes A to E shall not be carried out unless planning permission for such development has first been granted by the Local Planning Authority.

12. Before first occupation of the dwellings hereby permitted, 2.0 metre by 2.0 metre pedestrian visibility splays shall be provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above ground level and shall be so maintained in perpetuity, where in the control of the applicant.

13. The car parking hardstanding facilities shown within the curtilage of each dwelling shall be provided before the dwelling is first occupied and shall thereafter permanently remain available for such use unless otherwise agreed in writing by the Local Planning Authority.

14. No development shall commence until details of the garage doors to all dwellings have been submitted to and agreed in writing by the local planning authority. The development shall then proceed in accordance with the approved details.

15. All windows to a bathroom and en-suite, on all plots hereby permitted, as shown on the approved plans shall be fitted with obscure glazing and shall be maintained as such at all times thereafter.

16. Before the first occupation 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.

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 define the permission.

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

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

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

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

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

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

10. To ensure provision exists for the occupiers of plots 2 and 3 to access their properties by vehicle to reduce the dependency of residents to park within Bradgate Road, in the interest of highway safety and policy T5 of the adopted Hinckley and Bosworth Local Plan.

11. Development of this type may be to the detriment to the amenity of neighbouring dwellings, contrary to the intentions of policy BE1 of the Adopted Hinckley and Bosworth Local Plan.

12. In the interests of road safety to accord with policy BE1 and TR5 of the Hinckley & Bosworth Local Plan.

13. To ensure that adequate off-street parking facilities are available to accord with policy BE1 and TR5 of the adopted Hinckley & Bosworth Local Plan.

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

15. To ensure the development does not result in the unnecessary detriment to the privacy of occupiers and adjacent neighbours, in accordance with the requirements of policy BE1 of the adopted Hinckley and Bosworth Local Plan.

16. Reason: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users.

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 approved plans relevant to this decision are: 6109K-04B, 6109P-01, 6109P-02B and 6109P-03.

T. H Prowse

Date:- 3 July 2008

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

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