Hinckley & Bosworth Borough Council

*A Borough to be proud of*

**Town and Country Planning Act 1990**

**PLANNING PERMISSION**

**Name and Address of Applicant**
Mrs T Marshall
Whitehill Lodge
Whitwick Road
Copt Oak
Markfield
Leicestershire

**Name and Address of Agent (if any)**
Gordon White & Hood
1 Beresford House
Newtown Street
Leicester
LE1 6WH

**Part I - Particulars of Application**

| **Date of Application** | **Application No.** |
|---|---|
| 7 August 2008 | 08/00797/FUL |

**Particulars and location of development :**

EXTENSION AND ALTERATIONS

Whitehill Lodge Whitwick Road Copt Oak Markfield Leicestershire

**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. Resultant of the design, position and scale of the proposal there are considered no detrimental impacts on either the character of the property or the surrounding countryside, therefore the development is considered acceptable.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, NE5, NE9

**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.

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.

CONTINUED...

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

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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:- 6226/01, 6226/01, 6226/03, 6226/04, 6226/05, Design and Access Statement

5. This site may be an established habitat for badgers who are protected by the Protection of Badgers Act 1992 under which any deliberate action resulting in the disturbance or destruction of their place of shelter is illegal. If this species is found on this site you should contact English Nature : Telephone 01476 68431.

T. M Prowse

**TREVOR PROWSE**
PROPER OFFICER OF THE COUNCIL

Date:- 2 October 2008