HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Name and Address of Applicant
Sycamore Developments
IOMA House
Hope Street
Douglas
Isle Of Man
IM1 1AP

Name and Address of Agent (if any)
Mr Ian Gidley
1 Thornton Close
Crick
Northamptonshire
NN6 7GE

Part I - Particulars of Application

Date of Application	**Application No.**
4 March 2008	08/00221/FUL

Particulars and location of development:

DEMOLITION OF EXISTING DWELLING AND ERECTION OF 14 NO. APARTMENTS WITH ASSOCIATED WORKS (REVISED SCHEME)

3 Cleveland Road Hinckley Leicestershire LE10 0AJ

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council refuses to permit the carrying out of the development referred to in Part I hereof for the following reason(s) :-

1. In the opinion of the Local Planning Authority, the proposed development by reason of its density, mass, scale, design and overbearing nature would not compliment or enhance the character of Cleveland Road and Browning Drive and would adversely affect the occupiers of these neighbouring properties. The proposal is therefore contrary to policy BE1 of the adopted Hinckley and Bosworth Local Plan and Planning Policy Statements 1 and 3.

2. In the opinion of the Local Planning Authority, the inadequacy of parking provision will exacerbate on street parking and congestion in the surrounding road system contrary to policies BE1 and T5 of the adopted Hinckley and Bosworth Local Plan.

3. In the opinion of the Local Planning Authority, the lack of any definitive financial contribution to address the increase in pressure placed on library facilities, waste facilities and health by the proposed development would not accord with Circular 5/05 and Policy IMP1 of the adopted Hinckley and Bosworth Local Plan.

4. In the opinion of the Local Planning Authority the lack of any financial contribution to address the increase in pressure placed on play and open space facilities in the local area by the proposed development would not accord with Circular 5/05, Policies REC3 and IMP1 of the adopted Hinckley and Bosworth Local Plan, and the Borough Council's Supplementary Planning Guidance on Play and Open Space (October 2002).

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date :13 May 2008

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