HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr & Mrs J Green
70 Manor Road
Desford
Leicestershire
LE9 9JS

Name and Address of Agent (if any)
Mr Peter Barnwell
22 Norfolk Road
Desford
Leicestershire
LE9 9HR

Part I - Particulars of Application

Date of Application	**Application No.**
15 November 2007	07/01354/FUL

Particulars and location of development:

EXTENSION AND ALTERATIONS TO DWELLING

70 Manor Road Desford Leicester Leicestershire LE9 9JS

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 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. This permission relates to the application as revised by amended plan Nos. 773/01 Rev A and 773/02 Rev A received by the Local Planning Authority on 8th January 2008.

3. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extensions and alterations 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.

4. The first floor window to be inserted in the eastern elevation of the rear extension (facing 68 Manor Road, Desford) shall be obscure glazed and retained as such at all times thereafter.

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 define the permission.

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

4. To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

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.

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

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. The applicant's attention is drawn to Condition 3 and the requirement for samples of external materials to be submitted and approved prior to commencement of development to ensure a satisfactory external appearance.

Date:- 9 January 2008

PETER CASH
PROPER OFFICER OF THE COUNCIL