Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr Philip Coates
70 Church Lane
Ratby
Leicester
Leicestershire
LE6 0JE

Name and Address of Agent (if any)
Mr Mario Hewett
80 Main Street
Kirby Muxloe
Leicestershire
LE9 2AL

Part I - Particulars of Application

Date of Application	**Application No.**
20 August 2008	08/00838/FUL

Particulars and location of development :

ERECTION OF SUMMERHOUSE

70 Church Lane Ratby Leicester Leicestershire LE6 0JE

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, materials and position of the summerhouse there are considered no adverse impacts on either the character of the Conservation area or on visual amenity, therefore the proposal is considered acceptable.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE7

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 summerhouse shall be in accordance with those identified within the Design and Access Statement and on the planning application forms received by the Council on 20/08/08; unless previously agreed in writing with the Local Planning Authority.

3. This permission relates to the application as revised by amended plan B; received by the Local Planning Authority on 26/09/08.

CONTINUED...

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

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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. For the avoidance of doubt.

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:- Plan 1 of 5, OS Sitemap Scale 1:500 B

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 13 October 2008

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