Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr J O'Connor
12 Spinney Close
Groby
Leicester
Leics.
LE6 0BY

Name and Address of Agent (if any)
David Granger Architectural Design Ltd
The Old Dairy
Mill Street
Packington
Ashby-de-la-Zouch
Leics

Part I - Particulars of Application

Date of Application	**Application No.**
14 October 2008	08/00998/FUL

Particulars and location of development :

EXTENSION AND ALTERATIONS TO DWELLING

12 Spinney Close Groby Leicester Leicestershire LE6 0BY

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, scale and location of the proposal there are considered no adverse impacts on either visual or residential amenity or on the character of the area. Accordingly the proposal is considered acceptable.

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

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. In the interests of visual amenity.

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:- Drawing No. 08.2399.06 A; Siteplan Scale 1:1250

5. This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

6. The applicant should be aware that Cowpen Spinney lies immediately adjacent to the south of the site, which has been identified as a site of Parish Level Ecological importance. No machinery should enter this site and all workings should be confined to the application site. No run off from the application site should be allowed to enter this ecologically sensitive area.

7. As badger have been recorded in the area, if any excavations are to be left over night it is recommended that they are either covered over or fitted with a series of ramps to aid the escape of an otherwise trapped badger.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 25 November 2008