Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr Steve Mayne
3 Hinckley Road
Earl Shilton
Leicestershire
LE9 7LG
UK

Name and Address of Agent (if any)
Mr Scott Wilcox
S & S Architecture Limited
21 Hackett Close
Ashby De La Zouch
Leicestershire
LE65 2HP

Part I - Particulars of Application

Date of Application	**Application No.**
13 June 2008	08/00605/FUL

Particulars and location of development :

PROPOSED EXTENSIONS AND ALTERATIONS TO DWELLING

37 Elmesthorpe Lane Earl Shilton Leicester LE9 7PT

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 and by virtue of the design, orientation and appearance of the proposed extension is not considered to detrimentally effect the amenities of the neighbouring properties or the character and appearance of the streetscene.

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

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

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:-
2008.035-001, -002, -003, -004, -010 and -011.

T. M Prowse

Date:- 1 September 2008

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL