Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant	**Name and Address of Agent (if any)**
Mr & Mrs Assinder	C A Underwood
The Hollies	The Barn
The Green	Church Lane
Twycross	Ravenstone
CV9 3PQ	Leics

Part I - Particulars of Application

Date of Application	**Application No.**
3 July 2008	08/00696/FUL

Particulars and location of development :

EXTENSION TO FORM STAIRS WITH W.C & STAFF ROOM

The Cruck Cottage 7 Sheepy Road Twycross Atherstone Leicestershire

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 would not have a detrimental effect on neighbouring dwellings, the street scene or on the character of the conservation area.

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

3. Notwithstanding the submitted details, no development shall commence until details of the off-street car parking provision have been submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented before first use of the extensions hereby approved and shall be retained thereafter.

The reasons for the conditions are :-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

Continued 08/00696/FUL

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

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

3. The submitted details are unacceptable.

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. The applicant is reminder that conditions in relation to materials, the closing of the existing access and off street parking scheme need to be discharged in relation to application 07/01440/COU.

5. List of plans used in the determination of this application:-
Block plan and site plan, 34/1/2008.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 17 September 2008