HINCKLEY AND BOSWORTH BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Hinckley & Bosworth Borough Council

A Borough to be proud of

SUPPORTING DOCUMENTATION ON BEHALF OF HINCKLEY AND BOSWORTH BOROUGH COUNCIL

APPEAL BY MR E E THOMPSON AGAINST THE REFUSAL OF PLANNING PERMISSION FOR THE ERECTION OF A NEW DWELLING AT LAND ADJACENT 30 MAIN ROAD, BILSTONE, NUNEATON, CV13 6NG

HBBC REFERENCE 09/00713/FUL

THE PLANNING INSPECTORATE REFERENCE APP/K2420/A/10/2128324/WF

May 2010

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List of 3rd party consulted on original application

Consultees

Date printed:- 13th October 2009

Environmental Health – Drainage
Hinckley and Bosworth Borough Council
Argents Mead
Hinckley
LE10 1BZ

Environmental Health –Pollution
Hinckley and Bosworth Borough Council
Argents Mead
Hinckley
LE10 1BZ

Leicestershire County Council
Highways Department
County Hall
Glenfield
Leicester
LE3 8ST

Shackerstone Parish Council
Temple Mill
Gibbet Lane
Bilstone
Nuneaton
CV13 6TL

Date Printed:- 14th October 2009

Historical and natural environment team
County Hall
Glenfield
Leicester
LE3 8ST

Neighbours

Date Printed:- 4 June 2009

Gopsall Cottage
27 Main Road
Bilstone
Nuneaton

30 Main Road
Bilstone
Nuneaton
Leicestershire
CV13 6NG

Deans Cottage
Main Road
Bilstone
Nuneaton
Leicestershire
CV13 6NG

29 Main Road
Bilstone
Nuneaton
Leicestershire
CV13 6NG

The Smithy
Main Road
Bilstone
Nuneaton
Leicestershire
CV13 6NG

Mill Wheel Lodge
Main Road
Bilstone
Nuneaton
Leicestershire
CV13 6NG

Drove House
Main Road
Bilstone
Nuneaton
Leicestershire
CV13 6NG

25 Main Road
Bilstone
Nuneaton
Leicestershire
CV13 6NG

The Old Barn
Mill Lane
Bilstone
Nuneaton
Leicestershire
CV13 6NX

28 Main Road
Bilstone
Nuneaton
Leicestershire
CV13 6NG

Copy of Notification of Original Planning Application

Steve Atkinson MA(Oxon) MBA MioD FRSA
Chief Executive

Hinckley & Bosworth Borough Council

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Please Ask For: David Kiernan
Direct Dial/Ext: 01455 255898
Direct Fax: 01455 619897
Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 09/00713/FUL
Date: 14 October 2009

The Occupier

Dear Sir/Madam

DESCRIPTION ERECTION OF ONE DWELLING.
LOCATION : 30 Main Road Bilstone Nuneaton Leicestershire CV13 6NG

This is to notify you of the application referred to above. Further information and **plans are available to view online,** please follow the attached instructions using the above reference number and **make any comments online within 21 days** of the date of this letter. If you are unable to submit comments online, comments will be accepted in writing by the same date. **If your comments are received any later, the application may have already been determined.** Please quote the reference at the top of this letter.

If you require further information or are unable to view the plans online then these offices are open between 8.30 am - 5.00 pm (Monday - Thursday) and 8.30 am - 4.30 pm (Friday). Please bring this letter with you. Alternatively you can contact your Parish Clerk. **If you want to see a Planning Officer it is essential that you make an appointment in advance. If you do not do so it is most unlikely that a Planning Officer will be available to see you.**

I regret that comments will not be acknowledged. If correspondence is received, you will be notified of the outcome of the application in due course.

Under the provisions of the Local Government (Access to Information) Act 1985 you should be aware that any comments you make are not confidential and may be read by any person who so wishes and may be viewed online. If an appeal is lodged and dealt with by written representations, your comments will automatically be submitted to the Secretary of State and there will be no further opportunity to comment at the appeal stage.

Yours faithfully

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Development Services and Policy Manager

3rd Parties Consulted on Appeal

Councillors Letter

Councillor Mrs M Aldridge
8 Newbold Road
Kirkby Mallory
Leics
LE9 7QG

Consultees

LCC Highways
Leicestershire Highways
County Hall
Glenfield
Leics
LE3 8RG

EH Drainage
Hinckley and Bosworth Borough Council
Argents Mead
Hinckley
Leicester
LE10 1BZ

EH Pollution 2
Hinckley and Bosworth Borough Council
Argents Mead
Hinckley
Leicester
LE10 1BZ

Shackerstone Parish Council
Temple Mill
Gibbet Lane
Bilstone
Nuneaton
CV13 6LT

Historical And Natural Environment Team
Chief Executive's Department
Leicestershire County Council
County Hall
Leicester Road
Glenfield
Leicestershire
LE3 8RA

Neighbours

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CV13 6NX

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Leicestershire
CV13 6NG

Steve Atkinson MA(Oxon) MBA MioD FRSA
Chief Executive

Please Ask For: David Kiernan
Direct Dial/Ext: 01455 255898
Direct Fax: 01455 619897
Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 09/00713/FUL
Date: 24 May 2010

Hinckley & Bosworth Borough Council

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Third Party Notification Letter

Dear Sir/Madam

DESCRIPTION ERECTION OF ONE DWELLING.
LOCATION : 30 Main Road Bilstone Nuneaton Leicestershire

An appeal has been lodged with the Secretary of State for Communities and Local Government against the Council's decision to refuse to grant planning permission for the above development. Such appeals are dealt with by a Planning Inspector appointed by the Secretary of State.

The appeal is to be dealt with by an exchange of written representations by the parties and a site visit by an Inspector. You may view the related documents on our website using the following link https://cx.hinckley-bosworth.gov.uk/PublicAccess/applicationsearch.

Any representations already submitted to the Council at the original application stage (unless they are expressly confidential) will be forwarded to the Planning Inspectorate, copied to the Appellants' and will be taken into account by the Inspector in deciding the appeal. If you have submitted any such representations and wish to withdraw or modify your earlier comments, have not already submitted representations but wish to do so now, or wish to request a copy of the decision you should write directly to the Planning Inspectorate, Room:3/15, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, within six weeks of the appeal start date (14 May 2010) quoting reference number APP/K2420/A/10/2128324/WF. The Inspector will require 3 copies of any correspondence. Any representations received after the deadline will not normally be seen by the Inspector and will be returned. You can obtain a copy of the Planning Inspectorate's booklet "Guide to Taking Part in Planning Appeals" at http://www.planninginspectorate.gov.uk/pins/appeals/planning_appeals/making_planning_appeal.htm

Representations can only be taken into account if they are made known to the parties (this may include their publication online), and therefore the Planning Inspectorate will send a copy of any further representations to the Appellants and to the Council.

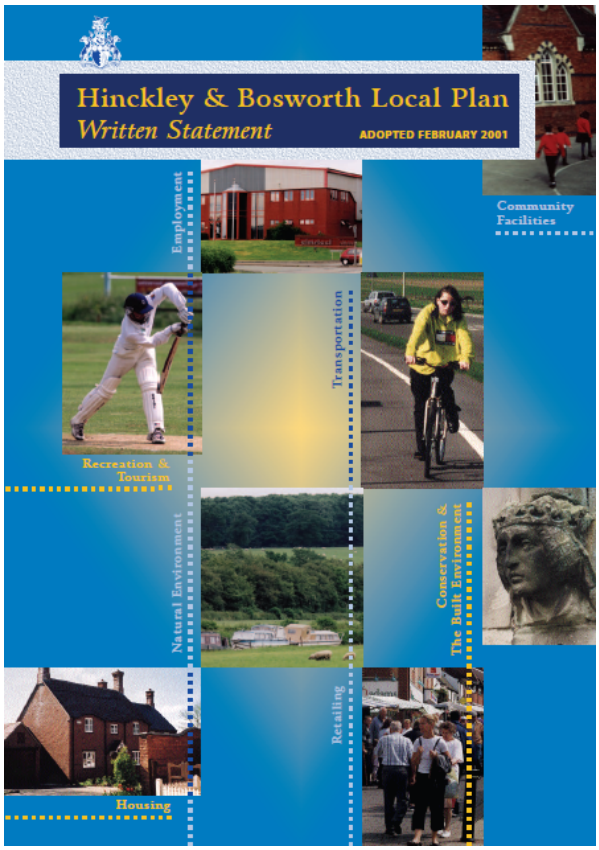
Yours faithfully

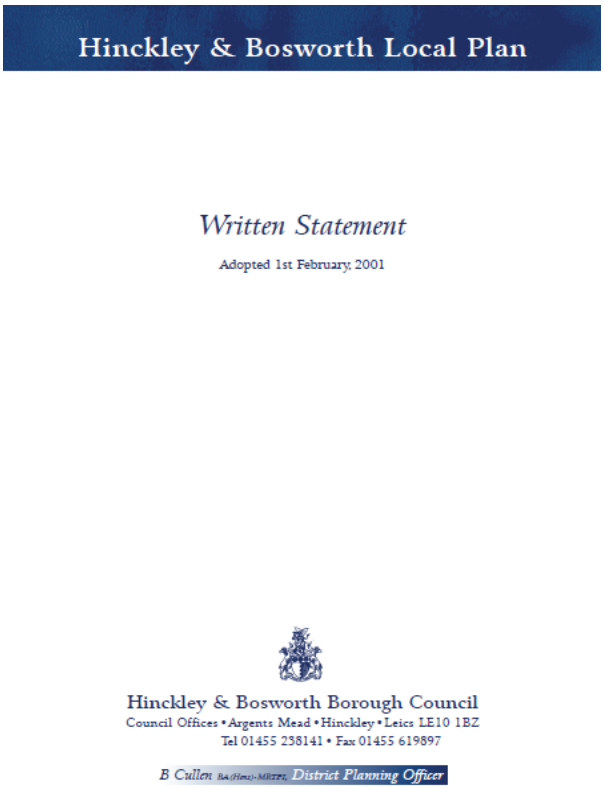
The linked image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the link points to the correct file and location.

SIMON WOOD
HEAD OF PLANNING

Extracts from Statutory Development Plan

The Local Plan was adopted in 2001 and is currently the Local Authority's Statutory Development Plan.





The Local Plan policies used in the determination of the application to which this appeal relates are;

1. Policy BE1: Design and Siting of Development,
2. Policy NE5:Development in the Countryside,
3. Policy RES5: Residential Proposals on Unallocated Sites and
4. Policy T5: Highway Design and Vehicle Parking Standards

a) Policy BE1 seeks to ensure a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment. It states planning permission will be granted where the development:

a). Complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;

b). Avoids the loss of open spaces, important gaps in development, vegetation and features which contribute to the quality of the local environment;

c). Has regard to the safety and security of both individuals and property.

d). Incorporates design features which reduce energy consumption, encourage recycling and minimise the impact of the development on the local environment;

e). Incorporates landscaping to a high standard where this would add to the quality of the design and siting.

f). To which the general public would have access, has regard to the needs of wheelchair users, other people with disabilities, elderly people and those with young children;

g). Ensures that there is adequate highway visibility for road users and adequate provision for on and off street parking for residents and visitors, and manoeuvring facilities.

h). Is not adversely affected by activities in the vicinity of the site which are likely to cause a nuisance to the occupiers of the proposed development;

i). Does not adversely affect the occupiers of neighbouring properties; and

j). The development of the site is not prejudicial to the comprehensive development of the larger area of land of which the development forms part.

In addition for residential proposals, planning permission will be granted where the development:

i). Provides a strong common link between the proposed buildings, spaces and landscape features and the character of the local area;

ii). Ensures an adequate degree of amenity and privacy is provided by the space between the buildings; and

iii). Provides sufficient garden area with boundary treatment that reflects existing features in the area.

b) Policy NE5 seeks to protect the countryside for its own sake with development granted planning permission provided that the development is either:

a) Important to the Local Economy and cannot be provided within or adjacent to an existing settlement; or
b) For the change of use, reuse or extension of existing buildings, particularly those of historic value; or
c) For sport or recreation purposes

And only where the development;

i. Does not have an adverse effect on the appearance or character of the landscape
ii. Is in keeping with the scale and character of existing buildings and the general surroundings
iii. Where necessary it is effectively screened by landscaping or other methods
iv. Will not generate traffic likely to exceed the capacity of the highway network or impair road safety.

c) Policy RES5 outlines that planning permission will only be granted for residential proposals on unallocated sites if:

a) The site lies within the boundaries of an urban area or rural settlement as defined on the proposals map and,

b) The siting, design and layout of the proposal do not conflict with the relevant plan policies.

d) Policy T5 states the local planning authority will apply the Highway Design Standards set out in the current edition of Leicestershire County Council's 'Highway Requirements for Development' for new development which involve new accesses and other works. Parking targets set out in Appendix D of the Local Plan will also be applied to new development unless a different level of provision can be justified.

The application to which this appeal relates was determined 9th September 2009 and was determined against the adopted Local Plan Policies. The Core Strategy was adopted in December 2009 with the above Local Plan policies saved. The Core Strategy introduced a series of new policies however Bilstone does not have a settlement boundary (as defined by the Local Plan proposals map or the emerging Site Allocations SPD) and as such is not classified as a rural village or hamlet and as such no Core Strategy Policies apply to this appeal.

Extract of Supplementary Planning Documents

The supplementary planning document which has been used in the determination of the planning application to which this appeal relates is the New Residential Development Design Guidance - Supplementary Planning Guidance. This document was adopted in Spring 2000 and supports Local Plan Policy BE1 and T5. This supplementary planning guidance provides guidance on the density, design, layout and private gardens, landscaping, boundary treatments and highways and parking for new residential development (see attachments).

DELEGATED REPORT

Recommendation Made: 18 November 2009

Reference:- 09/00713/FUL **Parish:- Shackerstone Parish Council**

Applicant:- Mr E.E Thompson
Folly Foot Lodge
Tuckers Holt
Snarestone
Leicestershire

Location:- 30 Main Road Bilstone Nuneaton Leicestershire CV13 6NG

Proposal:- ERECTION OF ONE DWELLING.

Introduction:-

This is a full application for the erection of a two storey, 3 bedroom, detached dwelling at land adjacent 30 Main Road, Bilstone.

Bilstone is a small rural hamlet in the countryside and outside limits of development as defined by the Proposals Map of the Adopted Hinckley and Bosworth Local Plan.

The application site is formed from the residential curtilage of a 200 year old cottage which incorporates features typical of dwellings within the Gopsall Estate; features such as window brows. Dwellings under two storeys with windows incorporated into the roofline are also common features within the site area. The application site lies on the southern boundary of 30 Main Road.

The site is relatively level but stands approximately 250mm-500mm higher than 30 Main Street. The site has an overall area of approximately 435 metres squared and is accessed via an existing access off Main Street. The residential property Mill Wheel Cottage stands to the rear of the site, to the east. This property is accessed via a private drive which runs parallel to the sites southern boundary with an open field beyond that. The residential properties of 25 and 27 Main Street stand opposite the site, to the west.

This application is a resubmission of a previously refused scheme for a similar development with a larger footprint for a four bedroom property under reference 08/01019/FUL. This application was refused under delegated powers on the grounds it did not comply with Local Plan Policies BE1, NE5 and RES5. An outline application for the erection of one dwelling on this site was refused by Committee under reference 05/00251/OUT on the grounds it did not comply with Local Plan Policies RES5, NE5 and NE9 (NE9 is no longer a saved policy).

A Design and Access Statement has been submitted in support of the application and examines the site, layout, scale, landscaping and appearance. The Statement states this application adheres to Local Plan Policy RES5 as the site is vacant or derelict land within the confines of a

settlement, would not detract from the general character of the area and does not conflict with Local Plan Policies in relation to siting, design and layout.

History

05/00251/OUT	Erection of one dwelling	Refused	15.06.05
08/01019/FUL	Erection of one dwelling	Refused	02.12.08

Consultations:-

No objection has been received from;
- Head of Community Services (Pollution)
- Head of Community Services (Land drainage)

No objection subject to conditions has been received from;
- The Director of Highways, Transportation and Waste Management (Highways)
- Director of Community Services (Archaeology)

Shackerstone Parish Council has objected to the application on the grounds there was a similar application in 2005 which was rightly refused and is contrary to policy. They are also seeking clarification as to whether a garage is to be built behind the house.

Site notice displayed and neighbours notified.

3 letters of objection have been received raising the following concerns;
- Overlooking
- The site is dangerous and unsightly and further planning should not be granted on grounds of health and safety
- New boundary wall restricts visibility from site
- Intrusion into countryside
- Detrimental to hamlets character
- Inaccurate Design and Access Statement

Development Plan Policies:-

Central Government Guidance

Planning Policy Statement 1 Delivering Sustainable Development (PPS1) sets out the Governments general objectives for the planning system and how it can contribute to the overall sustainable agenda. Paragraph 5 states that planning should facilitate and promote sustainable and inclusive patterns of rural development by protecting and enhancing the natural environment and the quality and the character of the countryside.

Planning Policy Statement 3 Housing (PPS3) sets out the national planning policy framework for delivering the governments housing objectives. It states in paragraph 3 the delivery of housing in rural areas should respect the key principles underpinning this PPS, providing high quality housing that contributes to the creation and maintenance of sustainable rural communities in Market Towns and villages. It expands this in paragraph 11 by stating that the planning system should deliver housing developments in suitable

locations which offer a good range of community facilities and with good access to jobs, key services and infrastructure.

Planning Policy Statement 7 Sustainable Development in Rural Areas (PPS7) sets out the Governments planning policies for rural areas. Paragraph 1 advises that new building development in the open countryside outside existing settlements should be strictly controlled in order to protect the countryside for its intrinsic beauty. Paragraph 10 makes it clear that isolated new dwellings in the countryside require special justification for planning permission to be granted, with further guidance provided in Annex A.

Local Plan Policy

Policy RES5 allows residential developments on unallocated land, providing it is within the settlement boundary and complies with other policies within the Local Plan, especially with regard to the design, siting and appearance.

Policy BE1 considers the design and siting of development to ensure that the proposed development safeguards or enhances the existing environment and complements the existing character, avoids the loss of open spaces, incorporates landscaping and would not adversely affect the occupiers of neighbouring properties.

Policy T5 requires that new development shall be designed in accordance with the current addition of the Leicestershire County Highways 'Highways, Transportation and Development' Document to ensure developments would not compromise highway safety.

Policy NE5 states that the countryside will be protected for its own sake. However planning permission would be granted for built forms of development provided that it is important to the local economy and cannot be provided within or adjacent to an existing settlement and only where it does not have an adverse effect on the appearance or character of the landscape, is in keeping with the scale and character of the existing buildings and general surroundings, will not generate traffic likely to exceed the capacity of the highway network or impair road safety and is effectively screened by landscaping.

Supplementary Planning Guidance/Documents

The Borough Councils Supplementary Planning Guidance on New Residential Development provides further guidance for developers on density, design, layout, space between buildings and landscaping/boundary treatments along with highways and parking.

Appraisal:-

The main considerations with regards to this application are the principle of the development, its design and impact on the character of the hamlet and landscape, neighbours amenity and highway safety and parking.

Principle

The proposed development is situated on land within Bilstone which is a small rural hamlet comprising approximately 17 properties. Bilstone does not have a settlement boundary as defined by the proposals map of the adopted Local Plan because of its limited size which makes it an unsustainable settlement. The scheme would therefore constitute development in the countryside and National Guidance on sustainable development and development in rural areas applies as does Local Plan Policy NE5. PPS1 states planning should promote sustainable patterns of rural development and PPS3 states housing developments should be located in suitable locations which offer a good range of community facilities. The hamlet of Bilstone, contrary to the information in the submitted Design and Access Statement, has no bus stop and no access to public transportation and access is via private car only on small unclassified roads. The hamlet has no shop or any community facilities at all with very few if any jobs situated in the hamlet itself. The settlement is clearly classified as unsustainable and the proposal would be contrary to the key planning principles set out Planning Policy Statements 1 and 3. In addition Planning Policy Statement 7 advises development outside existing settlements should be strictly controlled in order to protect the countryside and new dwellings require special justification. This justification relates to a new dwelling in the countryside which is required to enable an agricultural worker and certain other full time workers to live at or close to their place of work. The submitted details make no reference to an agricultural requirement for the proposed dwelling and as such no justification has been provided to meet the requirements of PPS7.

The scheme proposes to build a new dwelling and therefore does not relate to sport or recreation or for the change of use, reuse or extension of an existing building. In addition the applicant has provided no evidence to suggest the development is important to the local economy. The development falls outside the limits of development and does not comply with the criteria set out in NE5 or criteria A of RES5.

The scheme proposes a new dwelling in the countryside within an unsustainable hamlet with no public transport or community facilities or key services. No special justification has been provided to support the need for the dwelling on agricultural grounds or to suggest the development is important to the local economy. The development would therefore be contrary to Planning Policy Statements 1, 3 and 7 and Local Plan Policies NE5 and RES5 and would be unacceptable in principle.

Neighbours Amenity

The proposed dwelling contains windows at ground and first floor level on the front and rear elevations. The front windows face toward 25 and 27 Main Road which contains opposing windows at ground and first floor. These windows are separated from the proposed dwelling by the roadway and the front gardens of these properties with a distance of approximately 22 metres. The side elevation of Mill Wheel Cottage faces toward the rear of the proposal however this rear boundary is heavily screened by approximately 4 metre high conifer trees and a separation distance of approximately 35 metres separating the two properties. These separation distances comply with design guidance for new residential development and overlooking and privacy is not an expected impact as a result of this scheme.

Amenity Space

The Borough Council's adopted New Residential Design Guidance requires 80 metres squared private amenity space for a three bedroom dwelling such as this. The submitted block plan identifies approximately 310 metres square and even when the illustrated parking is taken away from that space the property has more than adequate amenity space for this dwelling.

Highway Safety and Parking

Local Plan Policy T5 requires the provision of two off-street car parking spaces for a three bedroom dwelling. The submitted plans illustrate this provision is to be located to the rear of the property where there is ample rear amenity space for off-street parking, accessed via the existing access off Main Road. The County Council Highways Officer has no objection to this application subject to condition. The objection raised regarding the erection of the boundary wall at the adjacent property 30 Main Road obstructing visibility has been addressed by the County Highways Officer who has advised this wall is not expected to have any impact on visibility out of the access serving the proposed dwelling.

An objection has been raised regarding the non-compliance of Condition 3 on application 07/00244/FUL, which relates to highway visibility for adjacent property 30 Main Road. This has been addressed with enforcement but has no relation to this application.

Design

The proposed dwelling is of a similar size, scale and mass to adjacent properties within the Hamlet. The property has three bedrooms and a rectangular footprint with a long front elevation which stands approximately inline with the adjacent property 30 Main Road. The property includes first floor dormer windows which stands half way up into the eaves and are sympathetic of characteristic features of rural dwellings. The ground floor windows on the front elevation of the dwelling include header detailing however the plans do not clearly illustrate the form and appearance of this feature. In addition the openings on the rear elevation include no header detailing which adds to the modern, architecturally uninteresting appearance of this elevation. Whilst the rear is not particularly visible in the street scene the architectural features included on the front should be replicated on the rear for consistency and to improve the overall appearance of the rear. The dwelling also includes a chimney with an externally visible chimney breast which replicates others in the hamlet with the exception of the lack of a chimney pot. The ground floor plan of the dwelling illustrates a W.C and utility room positioned to the front of the property toward the southern end. These two rooms share a single two paned window with a wall dividing the rooms and separating the window. This divide will create a larger central dividing beam between the two panes of the window than illustrated and would also create a window which would not mirror the window on the opposing side of the elevation which serves the lounge.

Impact on the character of the Hamlet and Landscape

Cottages within the hamlet are located in a few attached blocks and whilst in most instances they have been linked into one block in modern times, they are still recognisable for what they were and give the settlement its distinctive character. Therefore the erection of a new detached property of modern proportions would be out of character with the very distinctive blocks of built form. This impact is further exacerbated by the prominent position of the site at the heart of the village.

In addition a new structure would contrast with the surrounding buildings and infill an area of open space which has stood in the hamlet for over 200 years. This open area also serves as an important green setting for the historical cottage of 30 Main Road.

Other issues

An objector has raised the issue that the site is currently untidy however an untidy site is not a reason to support unsustainable development in the countryside.

Conclusion

Overall the proposed scheme would constitute new development within an unsustainable, countryside location outside a settlement boundary with no special justification provided. The construction of a new dwelling within the rural hamlet of Bilstone, on a prominent stretch of the central through road, would also adversely affect the settlements character. The scheme would therefore be contrary to national guidance, PPS1, PPS 3 and PPS7 and Local Plan Policies RES5 and NE5 and it is recommended for refusal.

RECOMMENDATION :- REFUSE, for the following reasons :-

Reasons :-

1 In the opinion of the Local Planning Authority the proposed residential development would constitute an unacceptable form of development in an unsustainable location by virtue of the site being located outside of a settlement boundary within the countryside. As such the proposal is contrary to PPS1, PPS3 and PPS7 and Local Plan Policies RES5 and NE5.

2 In the opinion of the Local Planning Authority an detached modern dwelling situated within this prominent open area is considered to be out of keeping with the character of the settlement, by virtue of its design, form and siting. Therefore the proposal does not accord with policies BE1 and NE5 of the adopted Hinckley and Bosworth Borough Council Local Plan.

Notes to Applicant:-

1 List of plans used in the determination of this application:-
Drawings:- Block Plan and Proposed House.

Contact Officer:- David Kiernan Ext 5898 **Date Printed:** 2 December 2009

Additional Questionnaire Notes

Environmental Impact Assessment, Schedule 2

9(c) Screening

The development which is subject to this appeal does not require an Environmental Impact Assessment as the development constitutes a single dwelling with a negligible environmental impact. The development does not fall within the descriptions of development and applicable thresholds and criteria to qualify as requiring an Environmental impact Assessment as stated in The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

List of Conditions should appeal be allowed

A) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: This condition is considered necessary because full planning permission must, under Section 91 of the Town and Country Planning Act 1990, be made subject to a condition imposing a time-limit within which development authorised must be started. This time-limit was defined at 3 years by the Planning and Compulsory Purchase Act 2004.

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

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

C) Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway and thereafter shall be so maintained.

Reason: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users.

D) No walls, planting or fences shall be erected or allowed to grow on the Highway boundary exceeding 0.9 metres in height above the level of the adjacent carriageway.

Reason: To afford adequate visibility at the access in the interests of general highway safety.

E) Before first use of the development hereby permitted the access drive and any turning space shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the Highway boundary and shall be so maintained at all times.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.)

F) Before first occupation of the dwelling hereby approved, a minimum of two car parking spaces and turning space shall be provided within the site and once provided shall not be obstructed and shall be available for such use at all times thereafter.

Reason: To ensure that adequate off-street parking and turning provision is made and to enable vehicles to enter and leave the site in a forward direction in the interests of road safety to accord with policy BE1 and T5 of the adopted Hinckley and Bosworth Local Plan.

G) Before development commences, full details of the window style, reveal, cill, and header treatment shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

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

H) No development shall take place within the application area until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted and approved in writing by the planning authority.

Reason: To ensure satisfactory archaeological investigation and recording in accordance with Policy BE16 of the adopted Hinckley and Bosworth Local Plan.

List of Attachments

Local Planning Authority Questionnaire

Electronic copy of the New Residential Development Design Guidance SPG

Refused Elevation and Floor Plan

Ordnance Survey Plan

Block Plan