HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant	**Name and Address of Agent (if any)**
Mr Jason Stout	Mr Martin Dennis
39 Elmesthorpe Lane	10 Wesley Close
Earl Shilton	Sapcote
Hinckley	Leicestershire
Leicestershire	LE9 4HY
LE9 7PT	

Part I - Particulars of Application

Date of Application	**Application No.**
12 October 2007	07/01203/FUL

Particulars and location of development:

EXTENSIONS AND ALTERATIONS TO DWELLING AND ERECTION OF BOUNDARY FENCING

39 Elmesthorpe Lane Earl Shilton Leicester Leicestershire LE9 7PT

Part II - Particulars of decision

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. This permission relates to the application as revised by amended plan Nos. M1061/5b and M1061/6b received by the Local Planning Authority on 21st November 2007.

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

4. If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 5 metres behind the highway boundary and shall be hung so as to open inwards only.

5. Before first use of the development hereby approved the access drive and any turning space shall be surfaced in 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 thereafter.

6. The existing vehicular access shall be closed permanently within one week of the new access being brought into use and the existing vehicular crossing reinstated to the satisfaction of the Local Planning Authority in consultation with the Highway Authority.

7. Notwithstanding the details submitted on the approved block plan, before development commences, full details of the provision to be made for screening by boundary fencing shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained as such at all times thereafter.

The reasons for the conditions are:-

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

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2. To define the permission.

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

4. To enable a vehicle to stand clear of the highway whilst the gates are opened.

5. To reduce the possibility of deleterious material (loose stones etc) being deposited in the highway and in the interests of road safety to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

6. In the interests of road safety to accord with policy BE1 of the Hinckley & Bosworth Local Plan.

7. In the interests of visual amenity.

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. In relation to Condition 7, it is suggested that a boundary fence of a minimum of 1.8 metres in height and maximum of 2.0 metres in height is erected from the rear corner of the side extension hereby approved to enclose the rear garden and provide the required visibility splay for the existing vehicular access at 2, Coronation Road. It is not considered necessary to enclose the area to the side of the extension adjacent to Coronation Road with fencing of this height.

Date:- 28 November 2007

PETER CASH
PROPER OFFICER OF THE COUNCIL