HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr And Mrs Axon
7 Tudor Grove
Groby
Leicester
Leicestershire
LE6 0YL

Name and Address of Agent (if any)
PD Architecture
120 Gedling Road
Arnold
Nottingham
NG5 6NW

Part I - Particulars of Application

Date of Application	**Application No.**
21 August 2007	07/01002/FUL

Particulars and location of development :

ERECTION OF ONE DWELLING INCLUDING ALTERATIONS TO NO. 7 TUDOR GROVE

7 Tudor Grove, Groby, Leicestershire LE6 0YL

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policies RES5, BE1 and T5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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 dwelling and garages 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. The car parking (including garage spaces) shown on the submitted plan shall be provided before the new dwelling is first occupied and shall thereafter permanently remain available for such use unless otherwise agreed in writing by the Local Planning Authority.

4. Prior to the development commencing on site the car parking (including garage) space shown hatched on the attached plan shall be provided solely for the use of No. 7 Tudor Grove and shall thereafter permanently remain available for such use unless otherwise agreed in writing by the Local Planning Authority.

5. Before any development is commenced on the site, including site works of any description, each of the trees (indicated by number on the attached plan) shall be securely fenced off by protective fencing, in a scheme to be agreed in writing by the Local Planning Authority. Within the areas so fenced off, the existing ground level shall be neither raised or lowered, (except as may be approved by the Local Planning Authority as part of the development) and no materials, equipment, machinery or temporary buildings or surplus soil shall be placed or stored thereon. If any trenches for services are required in the fenced-off areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

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6. The development hereby permitted shall not commence before the provision and maintenance of off-site open space or facilities whether by off-site physical provision or financial contributions as required in accordance with policy REC3 of the adopted Hinckley and Bosworth Local Plan and the approved Play and Open Space Guide has been secured in such a manner as is approved in writing by the Local Planning Authority.

7. Before development commences on the site a detailed scheme for the boundary treatment of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented before the dwelling is occupied.

8. No development shall take place until a drainage scheme for the disposal of surface water and foul water have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented according to the approved plans.

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.

3. In the interests of road safety to accord with policy T5 of the Hinckley & Bosworth Local Plan.

4. In the interests of road safety to accord with policy T5 of the Hinckley & Bosworth Local Plan.

5. To ensure that existing trees are adequately protected during construction in the interests of the visual amenities of the area to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

6. To ensure the provision of Play and Open Space to accord with policy REC3 of the adopted Hinckley and Bosworth Local Plan.

7. In the interests of visual amenity to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

8. To ensure satisfactory provisions are made for the drainage of the site.

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. The applicant is advised that owls and bats are protected species under the Wildlife and Countryside Act 1981 and should work proceed and any of the above species be discovered, the applicant should contact English Nature immediately.

4. Condition 6 refers to public open space. In accordance with the adopted Hinckley and Bosworth Local Plan and the approved Play and Open Space Guide public open space should be provided either on site, or a contribution made towards off-site provision. In this instance a contribution of £1, 241 per dwelling is required towards the provision of off-site public open space. This can be provided by a one off payment or secured by the completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990.

5. Soakaway preferred if ground strata are suitable.

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The suitability of the ground for soakaways should be ascertained by using the test in B R E Digest No. 365 before development is commenced. The porosity test and soakaway design requires the approval of the Building Control Section. The soakaway must be constructed using concrete ring sections with a liftable cover or other approved materials to the satisfaction of the Local Authority.

Date:- 24 October 2007

PETER CASH
PROPER OFFICER OF THE COUNCIL