Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr Stuart Elliott
Croft View
Croft Road
Thurlaston
Leicestershire
LE9 7TB

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	**Application No.**
7 July 2008	08/00702/FUL

Particulars and location of development :

DEMOLITION OF EXISTING GARAGE, EXTENSION AND ALTERATIONS TO CREATE NEW ENTRANCE FOYER AND TRADE COUNTER

30 Faraday Road Hinckley Leicestershire LE10 3DE

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, would be compatible with the existing building and would not result in a detriment to the amenities of others.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and EMP1

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. The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing building unless previously agreed in writing with the Local Planning Authority.

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.

NOTES TO APPLICANT :-

...Cont

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

Continuation 08/00702/FUL

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 application does not grant consent for the display of any advertisement on the extension hereby approved. Should an advertisement be required advice on what would be acceptable can be obtained from Development Services on 01455 238141.

5. The approved plans relevant to this decision are: PP-00424560, pages 2 and 3.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 19 September 2008