Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr K Hawksworth
85 Leicester Road
Groby
Leicestershire
LE6 0DQ

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	**Application No.**
18 April 2008	08/00418/COU

Particulars and location of development :

PROPOSED CHANGE OF USE OF PART OF DWELLING HOUSE TO AFTER SCHOOL CHILD CARE FACILITY AND CONSTRUCTION OF A NEW TOILET

85 Leicester Road Groby Leicestershire LE6 0DQ

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. The change of use by virtue of the scale of the use, and size of the extension is not considered to detrimentally affect the amenities of neighbouring properties. There is considered sufficient parking on the site not to create a highway obstruction.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and T5

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 dwelling unless previously agreed in writing with the Local Planning Authority.

3. No gates shall be erected to the vehicular access.

4. Before the development hereby permitted is first used, off street parking provision shall be made within the application site. The parking, turning and entrance width shall be implemented in accordance with the submitted details on plan reference LPA-02, and marked out prior to the development being brought into use.

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

5. No walls, planting or fences shall be erected or allowed to grow on the Highway boundary exceeding 0.6 metres in height above the level of the adjacent carriageway.

6. No children shall be permitted on the premises between 18:00hrs and 15:00hrs on any day unless otherwise agreed in writing by 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.

3. To enable a vehicle to stand clear of the highway to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.

4. To ensure that adequate off-street parking provision is made and adequate access width and turning space provided reduce the possibilities of the proposed development leading to on street parking problems in the area in accordance with Policy T5 of the Hinckley and Bosworth Local Plan.

5. To ensure that an adequate line of vision is available in the interests of road safety to accord with policy T5 of the Hinckley and Bosworth Local Plan.

6. To prevent the use intensifying and detrimentally affecting the amenities of the neighbouring residential properties in accordance with Policy BE1 of the Hinckley and Bosworth Local Plan.

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. List of plans used in the determination of this application:-
LPA-01, LPA-02, LPA-3, LPA-04, LPA-05, LPA-06 and LPA-07

5. The applicant should be aware that this consent in no way grants permission for any other civil permissions that may be required.

T. M. Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 3 September 2008