Suggested Conditions Document

Should the Inspector be minded to allow the appeal and grant full planning permission for the proposed development the local planning authority request that consideration be given to the imposition of the conditions suggested below.

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

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

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans: Block Plan at scale 1:500; Dwg. No. 01 at scale 1:100 received by the local planning authority on 6 October 2010.

   Reason: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) development within Schedule 2, Part 1 Classes A, B, C & E shall not be carried out unless planning permission for such development has first been granted by the local planning authority.

   Reason: To protect the character and appearance of the site and in the interests of visual amenity and to ensure that adequate private amenity space is retained within the curtilage to serve the dwelling to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re--enacting that Order) (with or without modification), no windows (other than those expressly authorised by this permission) shall be constructed or inserted into the north elevation of the dwelling hereby approved.

   Reason: To safeguard the privacy and amenity of neighbouring properties to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

5. No development shall commence on site until such time as the existing and proposed ground levels of the site, and the proposed finished floor levels have been submitted to and approved in writing by the local planning authority. The approved proposed ground levels and finished floor levels shall then be implemented in accordance with the approved details.

   Reason: To ensure that the development does not have an adverse impact on the residential amenity or character of the area to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

6. 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.

7. 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 contribution has been secured in such a manner as is approved in writing by the local planning authority.

   Reason: To ensure that the development contributes towards the provision of public play and open space facilities within the vicinity of the site to accord with policy REC3 of the adopted Hinckley and Bosworth Local Plan and the Council's Supplementary Planning Document on Play and Open Space.

8. Before first occupation of the dwelling hereby approved, two car parking spaces and vehicle turning space shall be provided within the curtilage of the dwelling and once provided shall thereafter permanently remain available for such use.

   Reason: To ensure that adequate off-street parking and turning facilities are available to allow vehicles to enter and leave the site in a forward direction in the interests of highway safety to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.

9. Before first occupation of the dwelling hereby permitted, the access drive shall be surfaced with hard bound porous material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and once provided shall be so maintained at all times thereafter.

   Reason: To reduce the possibility of deleterious material (loose stones etc.) being deposited in the public highway in the interests of general highway safety to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.

Suggested 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 6 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. All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

5. In relation to Condition 7, in this case a financial contribution of £1250.80 is required in lieu of on-site provision towards the provision and maintenance of off-site public play and open play space for children.