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Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
JS Bloor Homes (Tamworth)
Ashby Road
Measham
Nr Swadlincote
Derbyshire
DE12 7JT

Name and Address of Agent (if any)
Tetlow King
Lone Barn Studios
Stanbridge Lane
Romsey
Hampshire
SO51 0HE

Part I - Particulars of Application

Date of Application	**Application No.**
1 May 2008	08/00454/FUL

Particulars and location of development:

ERECTION OF SIX NEW DWELLINGS (AMENDED SCHEME).

Land Rear Of Oaklands Breach Lane Earl Shilton Leicestershire

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies RES1(j), BE1, T5, REC2 and REC3 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. The dwellings hereby approved shall be constructed in accordance with the external materials approved for each plot under planning permission 07/00673/REM unless otherwise agreed in writing with the Local Planning Authority.

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 to E inclusive; shall not be carried out on Plots 88, 89, 90 and 91unless planning permission for such development has first been granted by the Local Planning Authority.

4. Before first occupation of the dwellings hereby approved, the boundary treatment for each plot shall be completed in accordance with the details submitted under planning permission 07/00673/REM on approved plan No. BTP.01 Revision A and with the details submitted by the applicant on 26th June 2008.

5. Before first occupation of any of the dwellings hereby approved, the access drives, car parking spaces and turning areas shown on the approved plan No. SL.01 Revision N shall be provided and thereafter permanently remain available for such use unless otherwise agreed in writing by the Local Planning Authority.

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

6. Before first occupation of any of the dwellings hereby permitted, the access drives and parking and turning spaces shall be surfaced with tarmacadam, 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.

7. No gates, barriers or other obstructions shall be erected on the vehicular accesses.

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 retain adequate private amenity space for each plot, to safeguard the amenities of neighbouring properties and in the interests of visual amenity to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

4. To protect the amenities of the future occupiers of the dwellings hereby approved and in the interests of visual amenity to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

5. To ensure off-street parking and turning facilities are available to serve the dwellings hereby approved to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

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

7. To enable a vehicle to stand clear of the highway and in the interests of road safety to accord with policy BE1 of the adopted 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. In relation to Condition 2, the approved external materials schedule is as follows: plot 86 - Rendered; plot 87 - Hanson Worcestershire Red Multi; plots 88-91 inclusive - Hanson Cheshire Red Multi. The approved roof tile for all plots is Marley Duo Edgemere (Smooth Grey).

5. In relation to Condition 4, the approved boundary treatment for the development includes a 1.8 metre high brick wall to the eastern boundary of plot 87, the western boundary of plot 88 and along the western and northern boundaries of the shared parking area to the rear of plots 88-91 inclusive. The western boundary of plot 86, the northern boundary of all plots and the eastern boundary of plot 91shall be enclosed by 1.8 metre high close boarded fencing, with 1.8 metre privacy panels and 1.2 metre high fencing between the gardens where appropriate.

6. List of plans used in the determination of this application:- Site Location Plan No. LP.01; Site Layout Plan No. SL.01 Revision N; House Type Floor Plans and Elevations Nos. P.86.pe, P.87.pe, HT.2B4P.pe Revision A and HT.3B5P.pe Revision A.

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T. M Prowse

Date:- 1 July 2008

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL