HINCKLEY & BOSWORTH BOROUGH COUNCIL

**Town and Country Planning Act 1990**

**PLANNING PERMISSION**

**Name and Address of Applicant**
Mr And Mrs N Chapman
Manor View
Aston Flamville Road
Burbage
Hinckley
Leicestershire

**Name and Address of Agent (if any)**
Mr J Booth
22 Broad Street
Enderby
Leicester
LE19 4AA

**Part I - Particulars of Application**

| **Date of Application** | **Application No.** |
|---|---|
| 4 January 2008 | 08/00005/FUL |

**Particulars and location of development :**

GROUND FLOOR EXTENSION

Manor View Aston Flamville Road Burbage Hinckley Leicestershire

**Part II - Particulars of decision**

SUMMARY OF DECISION - The proposal is in conformity with Policies BE1, NE5 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 materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing property unless previously agreed in writing with the Local Planning Authority.

3. The proposed external door shall be kept closed at all times with the exception of use as fire escapes.

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 ensure the use of the waiting area attached to the studio does not become a source of annoyance to nearby residents in accordance 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.

**Continued...**

**Continuation 08/00005/FUL**

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. You are reminded that the conditions attached to planning permission 05/00373/FUL still apply.

T. H Prowse

**TREVOR PROWSE**
PROPER OFFICER OF THE COUNCIL

Date:- 26 February 2008