Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr John Mays
1 Pine Close
Stoke Golding
Nuneaton
Leicestershire
CV13 6EB

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	**Application No.**
16 January 2009	09/00023/FUL

Particulars and location of development :

EXTENSION AND ALTERATIONS TO DWELLING

1 Pine Close Stoke Golding Nuneaton Leicestershire CV13 6EB

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 and would not harm the character or appearance of the area or the living conditions of neighbouring occupiers.

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

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.

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.

IMPORTANT – PLEASE REFER TO THE NOTES AT THE END OF THIS DOCUMENT

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:-
Drawing No 001

5. The applicant should be aware that there are protected trees on the site which should be protected from damage whilst the construction of the development hereby approved is carried out. The applicant should consider fencing off below the canopy of each tree if they are likely to be affected by the works and the existing ground level should be neither raised or lowered, (except as may be approved by the Local Planning Authority as part of the development) and no materials, equipment, machinery or temporary buildings or surplus soil should be placed or stored thereon. If any trenches for services are required within the canopy areas, they should be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more should be left unsevered. Damage caused to trees protected by a Tree Preservation Order is a criminal offence.

T. M Prowse

Date:- 25 February 2009

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL