Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mrs J Axon
7 Tudor Grove
Groby
Leicester
Leicestershire
LE6 0YL

Name and Address of Agent (if any)
PD Architecture
Mr Paul Day
120 Gedling Road
Arnold
Nottingham
NG5 6NW

Part I - Particulars of Application

Date of Application	**Application No.**
27 March 2008	08/00326/FUL

Particulars and location of development :

ERECTION OF ONE DWELLING INCLUDING ALTERATIONS TO 7 TUDOR GROVE RE-SUBMISSION OF 07/01002/FUL.

7 Tudor Grove Groby Leicester Leicestershire LE6 0YL

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies RES5, BE1 and T5 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. This permission relates to the application as revised by amended plan 07.090.03A received by the Local Planning Authority on 6 May 2008.

3. The car parking (including garage spaces) shown on the submitted plan shall be provided before the new dwelling is first occupied and shall thereafter permanently remain available for such use unless otherwise agreed in writing by the Local Planning Authority.

4. Prior to the development commencing on site the car parking (including garage) space shown hatched on the attached plan shall be provided solely for the use of No. 7 Tudor Grove and shall thereafter permanently remain available for such use 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.

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

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2. To define the permission.

3. In the interests of road safety to accord with policy T5 of the Hinckley & Bosworth Local Plan.

4. In the interests of road safety to accord with policy T5 of the Hinckley & 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. The applicant is advised that soakaways are preferred if the ground strata is suitable.

   The suitability of the ground for soakaways should be ascertained by using the test in B R E Digest No. 365 before development is commenced. The porosity test and soakaway design requires the approval of the Building Control Section. The soakaway must be constructed using concrete ring sections with a liftable cover or other approved materials to the satisfaction of the Local Authority.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 13 May 2008