HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Miss Clare Llewellyn
98 Northfield Road
Hinckley
Leics.
LE10 0LJ

Name and Address of Agent (if any)
Mr David Wilkinson
18 Webbs Way
Stoney Stanton
Leicester
LE9 4BW

Part I - Particulars of Application

Date of Application	**Application No.**
11 February 2008	08/00130/FUL

Particulars and location of development:

EXTENSION TO DWELLING

98 Northfield Road Hinckley Leicestershire LE10 0LJ

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 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 dwelling unless previously agreed in writing with the Local Planning Authority.

3. The new window to be inserted in the southern elevation of the existing property and the window in the northern elevation of the development hereby approved shall be obscure glazed and retained as such at all times thereafter.

4. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no window other than those approved under this permission shall be inserted into the northern and southern elevations of the proposed extension unless otherwise 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.

3. To ensure that the development is not detrimental to the privacy and amenity of neighbouring properties.

4. To safeguard amenities of neighbouring properties to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

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

Continued ....

08/00130/FUL Continuation

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. This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

T. M Prowse

Date:- 8 April 2008

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL