Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
David Wilson Homes (East Midlands) Ltd
Forest Business Park
Cartwright Way
Bardon Hill
Leicestershire
LE67 1GL

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	**Application No.**
28 August 2008	08/00852/FUL

Particulars and location of development :

ERECTION OF ONE DWELLING (AMENDED LOCATION)

Plot 41 Land Off Candle Lane Earl Shilton Leicestershire

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 as it complements the character of the surrounding development, avoids the loss of vegetation and important features which contribute to the quality of the local environment and does not adversely affect the occupiers of neighbouring properties.

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 dwelling hereby approved shall be Hanson Liege facing bricks and Marley Duo Edgemere Smooth Grey roof tiles unless otherwise agreed in writing by the Local Planning Authority.

3. Before any development is commenced on the site, including site works of any description, the adjacent trees shall be securely fenced off by protective fencing on a scaffolding framework in accordance with B. S. 5837 erected in a circle round each tree at a radius from the bole of 3 metres or to coincide with the extremity of the canopy of the tree, whichever is the greater. Within the areas so fenced off, the existing ground level shall 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 shall be placed or stored thereon. If any trenches for services are required in the fenced-off areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

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4. The car parking facilities shown within the curtilage of the dwelling hereby approved shall be provided before the dwelling is first occupied and shall thereafter permanently remain available for such use unless otherwise agreed in writing by the Local Planning Authority.

5. Before first occupation of the dwelling hereby permitted, its access drive shall be surfaced with tarmacadam, concrete 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.

6. If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 5 metres behind the highway boundary and shall be hung so as to open inwards only.

7. No walls, planting or fences shall be erected or allowed to grow on the Highway boundary exceeding 0.9 metres in height above the level of the adjacent carriageway.

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. The trees on this site are subject to a Tree Preservation Order and this condition is necessary to ensure that proper steps are taken to safeguard the trees during the course of development to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

4. To ensure that adequate off-street parking facilities are available to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

5. To reduce the possibility of deleterious materials (loose stones etc) being deposited in the highway and in the interests of highway safety to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

6. To enable a vehicle to stand clear of the highway whilst the gates or other obstructions are opened and closed to accord with policy BE1of the adopted Hinckley and Bosworth Local Plan.

7. To ensure that an adequate line of vision is available in the interests of road safety to accord with policy BE1 of the 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. List of Plans used in the determination of the application:- Location Plan No. S1947/500/01; Planning Layout No. S1947/100/01 Rev T; House Type Elevations and Floor Plans Drawing Refs. P341 BD4.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 17 October 2008