HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr & Mrs Kitching
146 Hinckley Road
Barwell
Leicestershire
LE9 8DN

Name and Address of Agent (if any)
Emery Architecture Design Ltd
Greenacres
South Kilworth Road,
North Kilworth,
Leicestershire.

Part I - Particulars of Application

Date of Application	**Application No.**
22 February 2008	08/00184/COU

Particulars and location of development :

EXTENSION AND ALTERATIONS TO DWELLING TO FORM A CHILDRENS NURSERY

146 Hinckley Road Barwell Leicester Leicestershire LE9 8DN

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policies 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. Prior to the Children's nursery hereby permitted being brought into use the existing vehicle access shall be improved and car parking and turning facilities provided in accordance with the details contained in the amended drawing No 3865-1oc-RevA, including hard surfacing of the parking area. The access, parking and turning area shall be so maintained unless otherwise agreed by the Local Planning Authority.

3. 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.

4. This permission relates to the application as revised by amended plan 3865-loc rev. A received by the Local Planning Authority on 20.03.08.

5. The day nursery hereby approved shall be limited to the ground floor area as identified on the submitted plan 3865-2 received 22.02.08 and not more than 20 children shall be accommodated within the site at any time.

6. 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.

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2. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area. To ensure that vehicles entering and leaving the site may pass each other clear of the highway and not cause problems or dangers within the highway to comply with policy T5 of the adopted Hinckley and Bosworth Local Plan.

3. To enable a vehicle to stand clear of the highway to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.

4. For the avoidance of doubt.

5. To protect the amenities of neighbouring residents and to ensure adequate off street parking is provided in accordance with Policies BE1 and T5 of the adopted Hinckley and Bosworth Local Plans.

6. To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted 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. All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager. (Telephone 01455 287202)

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 16 April 2008