Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr David Richardson
37 main street
Congerstone
CV13 6LZ

Name and Address of Agent (if any)
Paul Gray
Charles Street
Leciester
LE1 1HA
England

Part I - Particulars of Application

Date of Application	**Application No.**
19 March 2008	08/00297/FUL

Particulars and location of development:

ALTERATIONS TO GARAGE ROOF SPACE TO FORM EXTENDED ACCOMODATION

37 Main Street Congerstone Nuneaton Leicestershire CV13 6LZ

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. This permission relates to the application as revised by amended plan 080135/SKO1 B received by the Local Planning Authority on 22nd May 2008.

3. 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.

4. The window to be inserted in the south elevation of the garage shall be obscurely glazed and fixed so as to be non-opening and retained as such at all times thereafter. The details of the obscure glazing shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

The reasons for the conditions are:-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. For the avoidance of doubt.

3. To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

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4. To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property.

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.



TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 27 May 2008