Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant	**Name and Address of Agent (if any)**
Mr P Ransom	Tim Bailey
The Stables	104 Main Road
Wharf Farm	Sheepy Magna
Station Road	Atherstone
Market Bosworth	Leicestershire
Nuneaton	CV9 3QU

Part I - Particulars of Application

Date of Application	**Application No.**
14 December 2007	07/01456/FUL

Particulars and location of development :

EXTENSIONS AND ALTERATIONS TO DWELLING AND ERECTION OF DETACHED GARAGE

The Stables Wharf Farm Station Road Market Bosworth Nuneaton

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. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extension, alteration and garage shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

3. The use of the garage(s) shall remain at all times for the purpose of parking a motor vehicle and shall not be converted to additional living accommodation, 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 adequate off-street parking facilities are available and to maintain the character of the property in accordance with policies BE1 and T5 of the adopted Hinckley and Bosworth Local Plan.

NOTES TO APPLICANT :-

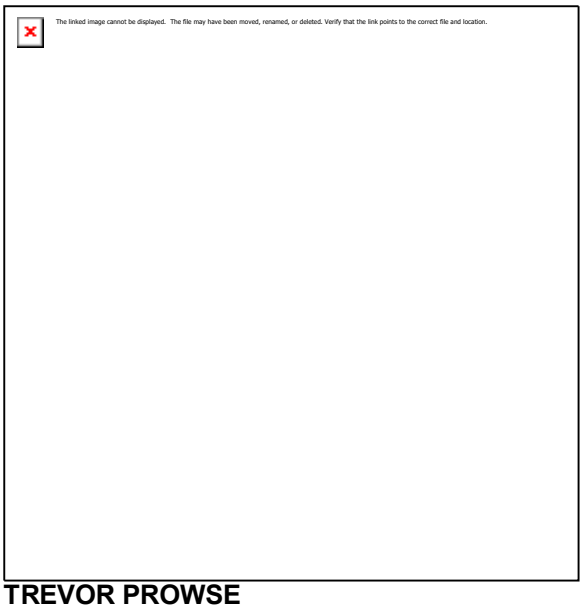
1. Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

Continued…

07/01456/FUL Continuation.

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.

Date:- 7 April 2008



TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL