Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mrs J Tracey
16 Robinson Way
Burbage
Leicestershire
LE10 2EU

Name and Address of Agent (if any)
Savage Hayward
19 Station Road
Hinckley
Leics
LE10 1AW

Part I - Particulars of Application

Date of Application	**Application No.**
14 July 2008	08/00723/FUL

Particulars and location of development :

PROPOSED EXTENSIONS AND ALTERATIONS TO FORM FIRST FLOOR ACCOMMODATION OVER GARAGE WITH COVERED PATIO AT REAR.

16 Robinson Way Burbage Hinckley LE10 2EU

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, by virtue of the location, design, mass and bulk, would not detrimentally affect the amenities of the neighbouring property, and is considered acceptable in terms of the appearance of the dwelling and character of the streetscene. The proposal is therefore considered to be in accordance with the development plan.

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 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 proposed windows shown on the north elevation shall be obscurely glazed and fixed shut unless other wise agreed in writing by with the Local Planning Authority.

4. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 16 Robinson Way, Burbage, Leicestershire.

Continued 08/00723/FUL

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

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 protect the amenities of the neighbouring property in accordance with Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

4. To protect the amenities of future occupiers of the property and neighbouring properties in accordance with Policy BE1 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.

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. 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.

5. List of plans used in the determination of this application:-
01, 02A, 04, 05

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 25 September 2008

SA