Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mrs Anne Knight
16 Springfield Road
Hinckley
Leicestershire
LE10 1AN

Name and Address of Agent (if any)
Kenneth I Payne
49 Church Road
Kirkby Mallory
Leicester
LE9 7QE

Part I - Particulars of Application

Date of Application	**Application No.**
20 March 2008	08/00302/FUL

Particulars and location of development :

ERECTION OF ONE DWELLING

Land At Springfield Road Hinckley Leicestershire

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 RES5 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. This permission relates to the application as revised by amended plan No. 06;488 received by the Local Planning Authority on 20 May 2008.

3. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed 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.

4. The garage shall be provided with sliding or roller shutter doors prior to first occupation of the dwelling hereby permitted and thereafter shall be so maintained.

5. Prior to the development commencing on site the car parking (including garage) space shown on the approved plan shall be provided solely for the use of the occupiers of the dwelling hereby approved and shall thereafter permanently remain available for such use unless otherwise agreed in writing by the Local Planning Authority.

6. No gates shall be erected to the parking area.

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

7. The development hereby permitted shall not commence before the provision and maintenance of off-site open space or facilities whether by off-site physical provision or financial contributions as required in accordance with policy REC3 of the adopted Hinckley and Bosworth Local Plan and the approved Play and Open Space Guide has been secured in such a manner as is approved in writing by the Local Planning Authority.

8. Before first occupation of the dwelling hereby permitted, the access drive and parking spaces shown on the approved plan 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.

9. Before first occupation of the dwelling hereby approved, 2.0 metre by 2.0 metre pedestrian visibility splays shall be provided on the highway boundary on both sides of the vehicular accesses with nothing within those splays higher than 0.6 metres above ground level and shall be so maintained in at all times thereafter, where in the control of the applicant.

10. No development shall commence on site until such time as the existing and proposed ground levels of the site, and proposed finished floor levels have been submitted to and agreed in writing by the Local Planning Authority. The approved proposed ground levels and finished floor levels shall then be implemented in accordance with the approved details.

11. The windows serving the bedroom, en suite and toilet in the western elevation at first floor level shall be obscurely glazed and the glazing retained 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 first occupation of the dwelling hereby approved.

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 define the permission.

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

4. In the interests of road safety to accord with policy T5 of the Hinckley & Bosworth Local Plan.

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6. To enable a vehicle to stand clear of the highway to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

7. To ensure that the development contributes towards the provision of public play and open space facilities within the vicinity of the site to accord with policy REC3 of the adopted Hinckley and Bosworth Local Plan and the Council's Supplementary Planning Guidance on Play and Open Space.

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

9. 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.

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

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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. Surface water should be discharged to a soakaway, subject to satisfactorily permeable ground strata, in which case the soakaway must be constructed either as a brick or concrete lines chamber with access for maintenance or, alternatively, assembled from units of one of the newer, modular systems comprising cellular tanks and incorporating silt traps. Design and construction of all types of soakaway will be subject to the approval of the Building Control Surveyor.

5. In relation to Condition 5, a financial contribution of £1241 is required towards the provision and maintenance of public play and open space.

T. M Prowse

Date:- 3 June 2008

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL