Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mrs V Burdett
Woodlands
Station Road
Market Bosworth
CV13 0NP

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.**
22 September 2008	08/00925/FUL

Particulars and location of development :

EXTENSIONS AND ALTERATIONS TO DWELLING

Woodlands Station Road Market Bosworth Nuneaton Leicestershire

Part II - Particulars of decision

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 _ NE5

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 would be in accordance with the development plan as the proposal is in keeping with the original dwelling and surrounding area, will not be unduly detrimental to the amenities of the occupiers of neighbouring dwellings or highway safety.

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.

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.

CONTINUE....

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

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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. On the basis that evidence of bat activity has been identified as part of the ecology survey submitted with the application it is particularly important to undertake a further survey during the optimum period to identify the presence or otherwise of a bat roost and incorporate mitigation measures into the development.

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. List of plans used in the determination of this application:-
Drawings 7a, 8, 9, 10, 11, 12, 12a, 13

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 4 December 2008

DK