**HINCKLEY & BOSWORTH BOROUGH COUNCIL**

**Town and Country Planning Act 1990**

**PLANNING PERMISSION**

**Name and Address of Applicant**
Mr And Mrs Hunt
Rosara Cottage
Atterton Road
Atterton
Nuneaton
Leicestershire

**Name and Address of Agent (if any)**
AXON
6 Danehurst Avenue
Leicester
LE3 6BH

**Part I - Particulars of Application**

| **Date of Application** | **Application No.** |
|---|---|
| 13 August 2007 | 07/00978/FUL |

**Particulars and location of development :**

EXTENSIONS AND ALTERATIONS TO DWELLING

Rosara Cottage Atterton Road Atterton Nuneaton Leicestershire

**Part II - Particulars of decision**

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and NE5 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 extensions 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 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 to accord with policy T5 of the adopted Hinckley & 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.

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

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. The applicant is advised that this permission relates to residential conversion of the existing dwelling and in no way implies permission for any demolition and rebuilding of the existing structure. Care should therefore be taken when carrying out the conversion works.

Date:- 5 October 2007

**PETER CASH**
PROPER OFFICER OF THE COUNCIL