



Council Offices, Desford Road, Narborough, Leicester, LE19 2EP

**NOTICE OF DECISION ON PLANNING APPLICATION  
TOWN AND COUNTRY PLANNING ACT 1990**

**PLANNING PERMISSION**

**Name and Address of Applicant**

Mr And Mrs Tony And Tracey Blackwell  
31 Forest Road  
Huncote  
Leicestershire  
LE9 3BH

**Name and Address of Agent**

Graham Harris Partnership  
11 Ridgeway  
Littlethorpe  
Leicester  
LE19 2JJ

**Part -1 Particulars of Application**

Date of Application 2 February 2022

Application No. **22/0104/HH**

**Particulars and Location of Development**

Two storey side extension

31 Forest Road Huncote Leicestershire LE9 3BH

**Part -2 Particulars of Decision**

In pursuance of its powers under the Town and Country Planning Act 1990, the Blaby District Council **GRANTS** planning permission for the carrying out of the development referred to in PART -1 hereto in accordance with the application and plans submitted, subject to the following conditions;

Conditions attached to the planning permission and reasons for those conditions are :-

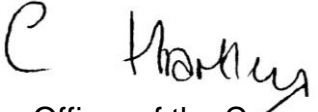
**CONDITIONS**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The Development hereby approved shall be built in strict accordance with the following approved plans;

6392 / TTB / 1A (received 02.02.2022)

6392 / TTB / 2B (received 12.04.2022)

Date: 19 April 2022  
22/0104/HH

  
Proper Officer of the Council



- 3 All external materials used in the proposed development shall match those used in the existing building unless otherwise agreed in writing by the District Planning Authority.
- 4 Before the extension hereby permitted is first occupied, provision shall be made for 2 off street parking spaces within the curtilage of the dwelling which shall be surfaced with hardbound material and thereafter retained available for such use.
- 5 Prior to occupation, the two swift boxes will be inserted onto the rear elevation as approved under plan 6392 / TTB / 2B.

**REASONS**

- 1 To prevent the unnecessary accumulation of unimplemented permissions, to encourage early implementation and to enable the District Planning Authority to review the consent if a further application is made.
- 2 For the avoidance of doubt.
- 3 To ensure that the external materials are not detrimental to the building or character and appearance of the area
- 4 To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.
- 5 In the interest of species protected by law under the Wildlife and Countryside Act 1981.

**NOTES TO APPLICANT**

1. The property may be suitable for roosting bats, which are protected by law from harm. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst expert advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls.
2. You are advised that you are responsible for the safe development and secure occupancy of the proposed development in respect of the potential risk from migrating landfill gas.



3. This grant of planning permission does not authorise any development outside the application site including any foundation, footings, fascias, eaves, soffits, verges or guttering.
4. If the plans approved involve the carrying out of building work along or close to the boundary, you are advised that under the Party Wall Act 1996 you have a duty to give notice to the adjoining owner of your intentions before commencing this work.
5. The development hereby permitted must be carried out in complete accordance with the approved plans. If changes are made to the approved scheme, whether INTERNALLY or EXTERNALLY, the development will not be in accordance with this grant of planning permission, it therefore would not benefit from planning permission and may result in enforcement action.

**SUMMARY OF REASONS FOR RECOMMENDATION AND RELEVANT DEVELOPMENT PLAN POLICIES**

- 1 The District Planning Authority has reached its decision taking into account the advice contained within paragraph 38 of the National Planning Policy Framework and, where possible, has worked proactively with the applicants to seek solutions to problems arising in relation to dealing with the planning application.

Mr And Mrs Tony And Tracey Blackwell

Date: 19 April 2022  
My Ref: Development Monitoring  
Contact: Planning Enforcement Team  
Tel No: 0116 272 7521  
Email: [planning.enforcement@blaby.gov.uk](mailto:planning.enforcement@blaby.gov.uk)

Dear Sir/Madam

### **Development Monitoring**

The enclosed planning permission has been granted and is subject to all the planning conditions attached to and forming part of the planning permission. Failure to comply with all these conditions will be a breach of planning control which may result in your development being unauthorised and subject to enforcement and/or legal action.

Therefore you should ensure that you notify the Planning Enforcement Section at least 4 weeks prior to commencement of the development to ensure that all pre-commencement conditions have been discharged and complied with. Please contact me using the details at the top of this communication.

It should also be noted that the site may be monitored to ensure:-

- (a) compliance with all conditions attached to the planning permission and;
- (b) the development is carried out in accordance with the approved plans.

I look forward to your co-operation with this matter however, if you require any further information or assistance please do not hesitate to contact me.

Yours faithfully,

Planning Enforcement Team