



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 & Mrs S Jelfs
Green Acres
Aston Lane
Aston Flamville
Leicestershire
LE10 3AA

Name and Address of Agent

Mr David Wilkinson
18 Webbs Way
Stoney Stanton
Leicester
LE9 4BW

Part -1 Particulars of Application

Date of Application 14 June 2022

Application No. **22/0506/FUL**

Particulars and Location of Development

A detached double bay and cycle storage timber garage

Green Acres Aston Lane Aston Flamville Leicestershire

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 drawings:

Site Location Plan, Scale 1:1250

Proposed Carport to the Driveway of Detached House, scale 1:50 & 1:100, Dwg No 4537

Date: 19 August 2022
22/0506/FUL


Proper Officer of the Council



Received by the District Planning Authority on the 19 May 2022

Site & Parking Plan, Scale 1:500

Received by the District Planning Authority on the 19 July 2022

- 3 The development hereby permitted must be constructed using the materials specified on the approved plan "Proposed Carport to the Driveway of Detached House, Dwg No 4537" which is attached to and form part of this planning permission, unless alternative materials are agreed in writing by the District Planning Authority

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


NOTES TO APPLICANT

1. This grant of planning permission does not authorise any development outside the application site including any foundation, footings, fascias, eaves, soffits, verges or guttering.
2. 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.
3. 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.

Date: 19 August 2022
22/0506/FUL


Proper Officer of the Council

Mr & Mrs S Jelfs

Date: 19 August 2022
My Ref: Development Monitoring
Contact: Planning Enforcement Team
Tel No: 0116 272 7521
Email: 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 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 will 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