



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 Robert Hewitt  
14 Aston Lane  
Aston Flamville  
Leicestershire  
LE10 3AA

**Name and Address of Agent**

Mr Richard Norwood  
Leaf Architecture & Design Ltd  
Gate House Office 1  
Valley Way  
Welland Business Park  
Market Harborough  
LE16 7PS

**Part -1 Particulars of Application**

Date of Application 4 July 2022

Application No. **22/0685/HH**

**Particulars and Location of Development**

Single storey rear and side extension (including part demolition of rear section of garage and conservatory) and alterations to front garden

Mr & Mrs Robert Hewitt, 14 Aston Lane, Aston Flamville, Leicestershire, LE10 3AA

**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.

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22/0685/HH

  
Proper Officer of the Council



- 2 The development hereby approved shall be built in strict accordance with the following approved plans;

Location, Proposed Site/Roof Plan with Floor Plans and Elevations Drg No. L.10

- 3 The development hereby permitted shall be constructed using the materials specified on the 'Planning Application' forms, which are attached to and form part of this planning permission, unless alternative materials are agreed in writing by the District Planning Authority.
- 4 Before first occupation of the extensions hereby approved, the parking provision shown within 'Location, Proposed Site/Roof Plan with Floor Plans and Elevations Drg No. L.10' shall be provided and made available for the purpose of parking. The parking spaces shall not be obstructed and shall permanently thereafter remain available for such use.
- 5 Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway including private access drives, and thereafter shall be so maintained.

## **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 adequate off-street parking is available to reduce on street car parking issues.
- 5 To reduce the possibility of surface water from the site being deposited in the highway causing dangers to highway users.

## **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.

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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.

Mr & Mrs Robert Hewitt

Date: 31<sup>st</sup> August 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