



Rushcliffe



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NOTICE OF PLANNING PERMISSION
TOWN AND COUNTRY PLANNING ACT
1990

Paul Dobson
The Coach House
Chapel Lane
Scarrington
Nottinghamshire
NG13 9BX

REFERENCE NO : 12/01843/FUL
APPLICANT : Paul Dobson
DEVELOPMENT : Conversion of garages to flat
LOCATION : Priory Mews 9 Fisher Lane Bingham Nottinghamshire NG13 8BQ

RUSHCLIFFE BOROUGH COUNCIL having considered an application, which was validly submitted on 7 November 2012, for the above development hereby in pursuance of their powers under the above-mentioned Act,

GRANT PERMISSION

For the development as described in the application, subject to compliance with the following conditions:

1. **The development must be begun not later than the expiration of three years beginning with the date of this permission.**

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. **The development hereby permitted shall not be commenced until details of the facing and roofing materials to be used on all external elevations have been submitted to and approved in writing by the Borough Council and the development shall only be undertaken in accordance with the materials so approved.**

[To ensure the appearance of the development is satisfactory and to comply with policies GP2 (Design and Amenity Criteria) and EN2 (Conservation Areas) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

3. **The proposed flat shall not be occupied until the existing footway crossing has been reinstated as a footway in accordance with details to be first submitted to and approved in writing by the Borough Council.**

[In the interests of highway safety; and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

E2

When telephoning, please ask for :
Direct Dial

Norman Jowett
0115 9148359

Handwritten scribbles



Our Reference : 12/01068/ADVICE
Your Reference :
Date : 18th July, 2012

Copy to plan

Paul Dobson
The Coach House
Chapel Lane
Scarrington
NG13 9BX

Rushcliffe Community
Contact Centre
Rectory Road
West Bridgford
Nottingham
NG2 6BN

*01159
812211*

Dear Mr Dobson,

NG13 8BQ

Proposed Additional Flat – Priory Mews, Fisher Lane, Bingham

I refer to your letter received on 15th June. I can confirm that planning permission is required for the formation of an additional flat.

In my view, the main consideration would be the loss of the garages and the implications for on-street parking. Although the proposals would result in the loss of three garages, I note that they have been used for storage for some time though clearly the garages have the potential to be re-used for their intended purpose.

This can, however, be balanced against the fact that the removal of the dropped kerbs which give access to the garages, would create additional on-street parking spaces. On this basis, the Highway Authority has confirmed it would raise no objection to the proposal.

In light of the above, I think it unlikely there would be any objection to the proposed development. You will appreciate, however, that this is informal advice and would not prejudice the decision of the Borough Council on a planning application.

Yours sincerely,

Handwritten signature

Principal Area Planning Officer

In person
Monday to Friday
8am - 8pm
Saturday
10am - 4pm

By telephone
Monday to Friday
8am - 6pm

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How did we do?

If you would like to compliment us on our service or suggest improvements we could make please visit www.rushcliffe.gov.uk/PlanningServiceFeedback If you would prefer a paper copy of our feedback form please call 0115 981 9911 and ask for the Planning and Place Shaping Feedback form.

