



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 Paul Baylis
16 Westfield Avenue
Countesthorpe
Leicestershire
LE8 5PL

Name and Address of Agent

Mr Joe Travers
21 Coltbeck Avenue
Narborough
Leicestershire
LE19 3EJ

Part -1 Particulars of Application

Date of Application 4 December 2023 Application No. **23/1005/HH**

Particulars and Location of Development

Two storey side extension and single storey rear extension

16 Westfield Avenue Countesthorpe Leicestershire LE8 5PL

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:
Drawings PL10A, PL11A, PL12C and PL13B
All received 4th December 2023.

Date: 5 January 2024
23/1005/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.

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.
4. Barns, other farm buildings, outhouses, lofts, roof spaces and trees are often used by bats, owls and nesting birds for roosting and nesting. Nesting birds and bats, their roosts and their access to these roosts are protected by Law under the Wildlife and Countryside Act 1981 (with amendments).

When work is to be carried out on a built structure we recommend that the structure is visited and inspected for the presence of bats and birds by a trained operative before development is commenced.

Should bats, owls or nesting birds be discovered in the structure concerned in the application, Natural England must be informed immediately and no works permitted until any necessary mitigation measures have been put in place.

SUMMARY OF REASONS FOR RECOMMENDATION AND RELEVANT

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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 Paul Baylis

Date: 5 January 2024
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 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