



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 Mark Brant  
76 The Pastures  
Narborough  
Leicestershire  
LE19 3FX

**Name and Address of Agent**

Mr Iain Garnell  
Perfect Planning Architectural Services Ltd.  
Unit 6 The Yard  
New Street  
Lutterworth  
LE17 4PJ

**Part -1 Particulars of Application**

Date of Application 29 November 2023 Application No. **23/1011/HH**

**Particulars and Location of Development**

Two storey front extension and single storey side extension to enlarge garage (amended scheme to 23/0283/HH changing roof materials)

76 The Pastures Narborough Leicestershire LE19 3FX

**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 620/001 rev A. 620/002 rev C and 610-003  
all received 29th November 2023.

Date: 9 January 2024  
23/1011/HH

  
Proper Officer of the Council



- 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 and as indicated on the plans, unless alternative materials are agreed in writing by the District Planning Authority.
- 4 Before the extension hereby permitted is first occupied, provision shall be made for three off street parking spaces within the curtilage of the dwelling which shall be surfaced with a permeable hardbound material and thereafter retained available for such use.

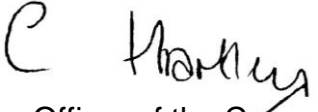
### **REASONS**

- 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.

### **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).

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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 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 Mark Brant

Date: 9 January 2024  
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