



Rushcliffe
Borough Council

RUSHCLIFFE BOROUGH COUNCIL
Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG

NOTICE OF PLANNING PERMISSION

TOWN & COUNTRY PLANNING ACT 1990

Mr Stephen Booth
c/o Mr George Machin
GraceMachin Planning & Property
2 Hollowstone
The Lace Market
Nottingham
NG1 1JH

REFERENCE NO : 21/01258/FUL
APPLICANT : Mr Stephen Booth
DEVELOPMENT : Proposed 'change of use' to single dwellinghouse and creation of a residential curtilage to existing ancillary building/detached garage.
LOCATION : Carhill Grange Car Lane Car Colston Nottinghamshire NG13 8QU

RUSHCLIFFE BOROUGH COUNCIL having considered an application, which was validly submitted on 17 May 2021, for the above development hereby in pursuance of their powers under the above-mentioned Act,

GRANT PLANNING 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 be carried out in accordance with the following approved plans:**

- **Block Plan - Received 05/05/2021;**
- **Existing and Proposed Plans - '2021/cou/ver2/Plans' - Received 09/08/2021;**
- **Existing and Proposed Elevations - '2021/cou/ver2-Elevations' - Received 09/08/2021;**

[For the avoidance of doubt and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

3. The development hereby permitted shall be constructed in materials as specified in the application and no other materials shall be utilised unless otherwise submitted to and approved by the Borough Council.

[To ensure the appearance of the development is satisfactory and to comply with policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan part 1: Core Strategy and policies 1 (Development Requirements) and 22 (Development within the Countryside) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

4. Prior to the occupation of the development, details of the proposed means of enclosure shall be submitted to and approved by the Local Planning Authority. The means of enclosure shall thereafter only be installed in accordance with the approved details.

[In the interests and to ensure the appearance of the development is satisfactory and to comply with policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan part 1: Core Strategy and policies 1 (Development Requirements) and 22 (Development within the Countryside) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

5. Prior to the occupation of the development, the vehicular access from Car Lane shall be surfaced in a hard bound material (not loose gravel) for a minimum distance of 5m rear of the adopted highway boundary and provided with measures to prevent the unregulated discharge of surface water to the highway. The hard surfacing and measures to prevent the discharge of surface water shall be retained for the lifetime of the development.

[In the interests of amenity and highway safety and to comply with Policy 1 (Development Requirements) of the Local Plan Part 2: land and Planning Policies].

6. Notwithstanding the provisions of Schedule 2, Part 1 Class A and B of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking or re-enacting that Order with or without modification) there shall be no enlargement or alteration of the proposed dwelling(s), without the prior written approval of the Borough Council.

[The development is of a nature whereby future development of this type should be closely controlled and to comply with Policy 1 (Development Requirements), Policy 22 (Development Within the Countryside) and Policy 28 (Conserving and Enhancing Heritage Assets) of the Local Plan Part 2: land and Planning Policies].

Note:-

This application was not subject to pre-application advice. Following revisions and additional information received in response to officer feedback the scheme has been found acceptable, resulting in the recommendation to grant planning permission.

Having regard to the above and having taken into account matters raised there are no other material considerations which are of significant weight in reaching a decision on this application.

Any site notice displayed for the purpose of this application may be removed following the issuing of this decision. If the site notice is still on display, this should be removed by the applicant. The location of any notices displayed can be viewed on the Council's website at <http://planningon-line.rushcliffe.gov.uk>



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Authorised Officer on behalf of Rushcliffe Borough Council
3rd September 2021

When carrying out building works you are advised to use door types and locks conforming to British Standards, together with windows that are performance tested (i.e. to BS 7950 for ground floor and easily accessible windows in homes). You are also advised to consider installing a burglar alarm, as this is the most effective way of protecting against burglary. If you have not already made a Building Regulations application we would recommend that you check to see if one is required as soon as possible. Help and guidance can be obtained by ringing 0115 914 8459, or by looking at our web site at www.rushcliffe.gov.uk/buildingcontrol