

Town and Country Planning Act 1990

FULL PLANNING PERMISSION



Rutland
County Council

Applicant Name and Address

Mr Lee Overton
7 Spinney Lane
Stretton
Rutland
LE15 7RB

Agent Name and Address

Mr John Ellis
Parkview
9 Main Road
Uffington
Stamford
PE9 4SN

Date of Validation
8 November 2018

Application Number:
2018/1146/FUL

PROPOSAL: Proposed extensions and alterations forming porch and utility room with alterations forming kitchen and dining area. Extensions forming bedroom with shower, bath, toilet to existing first floor area of existing dwelling. Plus new timber gate and fence to site entrance.

LOCATION: 7 Spinney Lane **Stretton** Rutland LE15 7RB

GRANT PLANNING PERMISSION in accordance with the application and plans submitted subject to the following conditions:

- 1 The development shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, 1:1250 Scale Location Plan, Drawing numbers 2106/5A, 2106/6, 2106/7, 2106/8, 2106/9, 2106/10, 2106/10A and 2106/11B.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 The development hereby permitted shall be constructed entirely of the materials details of which are stated within the submitted application form received on 30th October 2018.
Reason: To ensure that materials of an acceptable quality appropriate to the area are used.

INFORMATIVES:

Proactive Statement – This decision has been reached taking into account paragraph 38 of the National Planning Policy Framework.

The applicant must also ensure that:

- There is no diminution in the width of the right of way available for use by members of the public
- No building materials are stored on the right of way
- No damage or substantial alteration, either temporary or permanent, is caused to the surface of the right of way

- Vehicle movements are arranged so as not to interfere with the public's use of the way
- No additional barriers (e.g. gates) are placed across the right of way, of either a temporary or permanent nature
- No wildlife fencing or other ecological protection features associated with wildlife mitigation measures are placed across the right of way or allowed to interfere with the right of way
- The safety of members of the public is ensured at all times

You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Places Directorate, Rutland County Council.

Decision Date: 3 January 2019

J Johnson

Proper Officer of the Council

