



FULL PLANNING PERMISSION

Applicant Name and Address

Agent Name and Address

Mr William Atkinson
7 Rectory Lane
Edith Weston
LE15 8HE

Date of Validation
14 December 2020

Application Number:
2020/1250/FUL

PROPOSAL: Minor Material Amendment application for APP/2010/1287 - Extension of time for implementation of FUL/2007/0972, Erection of two-storey dwellinghouse.

LOCATION: Land Adjacent To 7 Rectory Lane Edith Weston Rutland

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

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 224/101D (Ground Floor Plan As Proposed), 224/102C (First Floor Plan As Proposed), 224/103C (South Elevation As Proposed), 224/105B (East And West Elevations As Proposed), 224/106C (Rear/North Elevation As Proposed), 719/401 (Dormer Window Elevation and Section Details), 719/402 (Window and Door Section Details)
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A to E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no further extensions, external alterations, or additions to the dwelling, or the provision of any additional building within its curtilage, shall be erected or carried out except with prior planning permission.
Reason: To safeguard the appearance of the development and the privacy and living conditions of adjoining residents.
- 3 Prior to the occupation of the dwelling, the proposed turning facilities shall be provided and thereafter retained within the site, in order to allow vehicles to enter and leave in a forward direction. Prior to the commencement of use of the new vehicular access indicated, the existing electricity pole stay wire currently located in the highway verge, shall be relocated and/or removed from the indicated layout of the new access, as that access emerges onto the carriageway of Rectory Lane.
Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES:

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

The County Ecologist has requested that a Note to Applicant be added to any grant of planning permission which states:

The trees on site may provide suitable habitat for roosting bats (especially if they have cavities in the trunk or branches, woodpecker holes, loose bark, cracks, splits and thick ivy) which are protected by law from harm. The Applicant should ensure that all contractors and individuals working on the site are aware of this possibility, as works must cease if bats are found during the course of the works, whilst expert advice from a bat ecologist is obtained.

Vegetation clearance must either take place outside the bird-nesting season (March to July inclusive), or within 24 hours of the 'all-clear' from an appropriately qualified ecologist following a negative bird-nesting survey.

Rutland County Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st March 2016. Full details of CIL are available on the Council's website www.rutland.gov.uk. The approved development may be subject to a Community Infrastructure Levy (CIL) liability.

IMPORTANT NOTE: The required CIL forms must be submitted to cil@rutland.gov.uk and acknowledged prior to commencing the development. Failure to do so could result in additional financial penalties. If you have not received an acknowledgement by the time you intend to commence development then it is imperative that you contact cil@rutland.gov.uk.

If the development hereby approved is for a self-build dwelling, residential extension or residential annexe you may be able to apply for relief from CIL. Further details can be found on the Planning Portal: https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/2

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: 25 February 2021



Proper Officer of the Council

PLANNING PERMISSION

IMPORTANT NOTES

1. Please quote your application reference number (shown overleaf) in all relevant correspondence.
2. **Appeals to the Secretary of State**
 - If you are aggrieved by the decision to grant permission subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.
 - If you want to appeal, then you must do so using a form which you can obtain from: Initial Appeals, Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN. Tel No: 0303 444 5000 Email: <https://www.gov.uk/appeal-planning-decision> The Planning Inspectorate have an online appeal service which you can use to make your appeal. You can find the service through the Appeals area of the Planning Portal.
 - Appeals must be made within **six months** from the date of this decision notice.
 - The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that having regard to Sections 70 and 72(i) of the Act, to the provisions of the development order and to any directions given under the order, the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed.