



FULL PLANNING PERMISSION

Applicant Name and Address

Ms Wood
Indigo Architecture Limited
Darley Abbey Stables
Abbey Yard
Darley Abbey
Derby
DE22 1DS

Agent Name and Address

Miss Aurelija Zigo
Indigo Architecture Limited
Darley Abbey Stables
Abbey Yard
Darley Abbey
Derby
DE22 1DS

Date of Validation
13 November 2020

Application Number:
2020/1308/FUL

PROPOSAL: Two storey side extension and single storey porch at the front of the house.
LOCATION: 20 Crummock Avenue Edith Weston Rutland LE15 8HR

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 three years from the date of this permission.
Reason: To comply with the requirements of Section 91 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, numbers 0221-3-08-01 Site Frontage Plan, 0221-3-11-00 Rev A Ground Floor Plan, 0221-3-11-01 Rev A First Floor Plan, 0221-3-11-02 Rev A Roof Plan, 0221-3-21-00 Rev A GA Elevations
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Notwithstanding details of shown on the approved drawing the location and height of the existing fence types along the southern boundary of the property known as 20 Crummock Avenue shall remain as existing in perpetuity. A wooden knee high rail fence demarcates the front garden side boundary and a 1.8m high close boarded timber fence the side and rear garden boundary.
Reason: For the avoidance of doubt and to ensure the residential curtilage is separated from the adjacent public open space and to protect the amenities and privacy of the residential property known as 20 Crummock Avenue.
- 4 No development above ground level shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.
Reason: To ensure that the materials are compatible with the surroundings in the interests of visual amenity and because no details have been submitted with the application.

INFORMATIVES:

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

This permission shall not be construed as granting rights to development on, under or over land not in the control of the applicant.

The attached planning permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that, if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance, you are advised to obtain permission from the owner of such land for such access before work is commenced.

The property may be suitable for roosting bats, which are protected by law from harm. The applicant should ensure that all contractors and individuals working on the property 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. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in brickwork and in cavity walls.

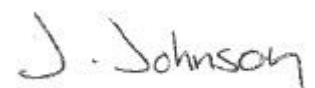
Rutland County Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st March 2016. Full details of CIL are available on the Council's website www.rutland.gov.uk. The approved development may be subject to a Community Infrastructure Levy (CIL) liability.

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: 23 March 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 **twelve weeks** 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.