



FULL PLANNING PERMISSION

Applicant Name and Address

Agent Name and Address

Charlotte Cave
The Old School House
2 Manton Road
Edith Weston
LE15 8HB

Date of Validation
12 March 2021

Application Number:
2021/0318/FUL

PROPOSAL: Removal of Condition 8 of planning permission FUL/2002/1043, to facilitate conversion back to a single dwellinghouse for homeowner family occupancy

LOCATION: The Old School House 2 Manton Road Edith Weston Rutland LE15 8HB

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

- 1 The hedge fronting the site shall be reduced in height to a maximum of 0.9 metres above the level of the adjoining carriageway.
Reason: To ensure that an adequate line of vision is provided and maintained in the interest of road safety.
- 2 The existing hedges together with the trees on the site shall be retained and in no way disturbed. Any proposed alterations to the hedges or trees including any pruning or selective removal and/or replacement shall be submitted in the form of a detailed scheme to the Local Planning Authority and be approved in writing before any site works of any description takes place. Any replanting shall be maintained by the developer for a period of not less than 5 years from the date of replanting.
Reason: To enhance the development and safeguard the appearance of the area.
- 3 The access drive shall be surfaced with pavements, tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary, and that area between the highway boundary and the existing carriageway or footway.
Reason: To ensure that deleterious materials is not brought on to the highway causing dangers to road users.
- 4 No gates shall be erected to the vehicular access.
Reason: To ensure that standing vehicles do not obstruct the main traffic flow.
- 5 Any shared private drives shall be a minimum of 4.25 metres wide.
reason: To afford easy access to the site and protect the free and safe passage of traffic in the public highway.

- 6 Turning facilities shall be provided and retained in perpetuity within the site in order to allow vehicles to enter and leave in a forward direction.
Reason: To ensure that vehicles may enter and leave the site in a forward direction in the interest of road safety.
- 7 Notwithstanding the provisions of Article 3 and Schedule 2, Part 1 and Classes A to E of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending or re-enacting that order with or without modification), no further extensions or additions to the dwelling, or the provision of any additional building within its curtilage, shall be constructed without the prior written permission of the Local Planning Authority.
Reason: To safeguard the setting and appearance of an historic building.

INFORMATIVES:

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

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: 19 May 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.