



## FULL PLANNING PERMISSION

**Applicants Name and Address**

Mrs Catherine Drury  
55 Stamford Road  
Oakham  
Rutland  
LE15 6HZ

**Agents Name and Address (if any)**

Mr Tony Ansell  
Rutland Planning  
2 Harewood Close  
Langham  
Oakham  
Rutland  
LE15 7JZ

### PART I - Particulars of Application

Date of Validation:  
25/07/2011

Application Number:  
APP/2011/0472/APB

**Particulars and location of the development**

PROPOSAL: Construction of two storey extension to rear (south) elevation of dwelling, replacement of uPVC windows to front elevation with wooden units, and addition of wooden posts to both front porches.  
55 Stamford Road, Oakham, Rutland, LE15 6HZ

### PART II - Particulars of Decision

The decision has been made in accordance with the following plan(s):  
DRU/02/PLANNING/2010 & DRU/01/Trees

In pursuance of its powers under the Town and Country Planning Act 1990, the **Rutland County Council** District Council grants approval for the carrying out of the development referred to in Part 1 above hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.
2. The facing materials to be used in the construction of the new works hereby permitted shall match as closely as possible those of the existing building.
3. Notwithstanding the plans and details hereby approved, the first floor side bedroom window on the west elevation shall be omitted from the scheme.
4. Mitigation measures for bats and birds, in accordance with the recommendations in section 4 of the submitted report by Andrew P. Chick MPhil dated September 2011, shall be undertaken at the time of the alterations to the building and shall be retained thereafter, to the satisfaction of the County Council as local planning authority.
5. No development, including site works, shall begin until each tree shown to be retained on the approved plan has been protected, in a manner previously agreed in writing by the Local Planning Authority, and in accordance with BS 5837:2005. Each tree shall be protected in the agreed manner for the duration of building operations on the application site. Within the areas



agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

The reasons for the imposition of the conditions mentioned above are:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990.
2. In the interests of the amenities of the locality.
3. To protect the privacy of the neighbouring properties, in the interests of residential amenity.
4. To mitigate the impact of the alterations on protected species
5. The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

#### Justification for the Decision

The above decision is considered not to be in conflict with the policies and provisions of the Development Plan and other relevant guidance and there are no other material planning considerations which indicate why permission should not be granted.

Relevant policies in Adopted Rutland Local Plan 1991-2006

(Rutland Local Plan CS19, EN29, EN5)

#### Notes to Applicant

It is your responsibility to ensure that the public highway is kept clear of mud and debris during the construction of this development.

With regard to condition 4, please note that mitigation measures includes the installation of a bat tile, as outlined in the protected species report.

Your attention is hereby drawn to Article 21 of the Town & Country Planning (General Development Procedure) Order 1995, which now requires the Local Planning Authority to levy a statutory fee for the formal discharge (or requests for confirmation of discharge) of any conditions listed on this decision notice.

With effect from 6<sup>th</sup> April 2008, the charge will be £25 for householder applications and £85 for all other application types and will be made for each request, regardless of the number of conditions involved. The request, identifying the permission and the conditions concerned, can be made in any written form which is clear and legible. Alternatively, applicants may wish to use the standard application form available from our website ([www.rutland.gov.uk/planningforms](http://www.rutland.gov.uk/planningforms)).



**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.

Date: 17/10/2011

A handwritten signature in dark ink, appearing to read "B. Bantam", with a small flourish or mark at the end.

Proper Officer of the Council