

4. Recommendation:

- 4.1 **Grant Planning Permission** in accordance with the following submitted details: Letter dated 21.11.2008, Location Plan dated 21.11.2008, Proposed Plans and Elevations dated 21.11.2008, Photographs dated 21.11.2008, Letter dated 19.01.2009, Design and Access Statement dated 19.01.2009, Site Plan dated 19.01.2009, Photograph dated 19.01.2009, Proposed Plans and Elevations LBA04ERISPF259500 dated 19.01.2009,

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

2. All materials used externally shall accord with the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

3. The garages shall not be used for any other purpose than the accommodation of private vehicles and no trade or business shall be carried on therefrom.

Reason: To safeguard the amenities and interests of the occupants of other property in this residential area.

Contact: Robin Gilbert