



FULL PLANNING PERMISSION

Applicant Name and Address

Agent Name and Address

Mr Jamie Carr
Erskine Barn
Rookery Lane
Stretton
Rutland
LE15 7RA

Date of Validation
31 March 2025

Application Number:
2025/0374/FUL

PROPOSAL: Single storey rear extension.
LOCATION: Erskine Barn Rookery Lane Stretton Rutland LE15 7RA

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:
 - Site Location Plan dated 31.03.2025,
 - EBS/003 REV B - Block Plan, Floor Plans and Elevations, and details on the application form.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 39 of the National Planning Policy Framework.

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: 30 May 2025

Proper Officer of the Council

PLANNING PERMISSION

IMPORTANT NOTES

1. Please quote your application reference number (2025/0374/FUL) 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 Levelling Up, Housing & Communities 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: The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN. Tel No: 0303 444 5000 <https://www.gov.uk/appeal-householder-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 <https://www.planningportal.co.uk/planning/appeals>
 - 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.