



Rutland County Council Planning Support Section  
 Catmose, Oakham, Rutland LE15 6HP  
 Tel: 01572 722577 | Fax: 01572 758373 | Email: [planning@rutland.gov.uk](mailto:planning@rutland.gov.uk)

## Householder Application for Planning Permission for works or extension to a dwelling

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Wayne

Surname

Pimblett

Company Name

### Address

Address line 1

Ostlers Cottage

Address line 2

1 Home Farm Close

Address line 3

Great Casterton

Town/City

County

Country

United Kingdom

Postcode

PE94AN

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Description of Proposed Works

Please describe the proposed works

Replace nine windows in the property as original softwood windows are badly degraded (rot) and beyond economical repair. Five of the windows are to the front elevation of the property and four windows to the rear elevation. Replacement windows to be of an identical design (flush casement) albeit a timber alternative product from the Residence Collection R9. Cream in colour (as existing) with wood grain effect externally and white woodgrain effect internally. Both window design, external wood grain effect and colour in keeping with the the original design and that of all neighbours within Home Farm Close. Floating mullions for fire escape to all upstairs windows. Trickle vents specified on all windows. 28mm double glazed units, argon filled with black warm edge space bar and toughened safety glass where required. Installer (Stamford Bespoke Windows & Doors Ltd. Unit 9 Casterton Road Business Park, Old Great North Road, Stamford PE9 4EJ) who in turn will be supplying building control certificates on completion from Assure Certification (same as FENSA).

Has the work already been started without consent?

- Yes  
 No

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes  
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes  
 No

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes  
 No

## Parking

Will the proposed works affect existing car parking arrangements?

- Yes  
 No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Date (must be pre-application submission)

15/08/2023

Details of the pre-application advice received

Dear Wayne,

Thank you for your email. Replacing windows and doors may be classed as 'permitted development' – i.e. not requiring planning permission. However I have checked the planning history for your property and unfortunately it would appear that the permitted development rights under Schedule 2, part 1, classes A to H of the General Permitted Development Order (GPDO) have been removed. This would include replacing windows and doors, so you would therefore require planning permission to do this. Please see the decision notice for application FUL/2002/1015 on our website here, the relevant condition number is condition 13: <https://www.rutland.gov.uk/applicationsearch>

If you would like an informal opinion as to whether planning permission would be likely to be granted for some particular windows/doors, you can submit a preliminary planning enquiry to us before applying for planning permission. This is a chargeable service, the fee is £80 for householder enquiries. Please see our website here for further details: <https://www.rutland.gov.uk/planning-building-control/planning/preliminary-planning-advice> You would need to put something in writing to us (letter or email) setting out which windows you'd like to replace with some details of the sort of proposed windows/doors you'd like – you can ask for advice on more than one option if you wish.

Alternatively you can just proceed straight to applying for planning permission, you can apply online through the planning portal, the fee is £206 + service charge. Details are on our website of the accompanying information you need to supply: <https://www.rutland.gov.uk/planning-building-control/planning/apply-planning-permission>

Kind regards

Claire Northrop | Planning Support Technician  
Rutland County Council  
Catmose, Oakham, Rutland LE15 6HP  
t: 01572 758400  
e: [planning@rutland.gov.uk](mailto:planning@rutland.gov.uk)  
[www.rutland.gov.uk](http://www.rutland.gov.uk)

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes  
 No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes  
 No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

## Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Wayne

Surname

Pimblett

Declaration Date

07/09/2023

Declaration made

## Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Wayne Pimblett

Date

23/09/2023

Amendments Summary

Corrections made to colour references, specifically, all existing timber windows are cream in colour and proposed replacement windows will be cream (RAL 9001).

Manufacturer brochures for the Residence R9 collection added along with the nearest equivalent case study for the Residence R9 collection with exterior cream wood grain effect, internal white wood grain effect. Note : reference images have Georgian bars, application is without Georgian bars thus matching the current timber window design. Existing slate cills will remain.