



Rutland County Council Planning Support Section
 Catmose, Oakham, Rutland LE15 6HP
 Tel: 01572 722577 | Fax: 01572 758373 | Email: 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

Kevin

Surname

Carter

Company Name

Rutland County Council - OT team

Address

Address line 1

9 Lammas Cottage Cow Lane

Address line 2

Address line 3

Town/City

Whissendine

County

Rutland

Country

United Kingdom

Postcode

LE15 7HJ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposed works

Provision of a concrete and slabbed ramp to the front of the property to enable wheelchair access. To meet building regs - 1:12 gradient, resting platforms, bilateral rail. Current driveway is steeply sloping up to the house. Therefore ramping will require significant works to enable a suitable gradient.

SPECIFICATION OF WORKS TO BE CARRIED OUT AT 9 LAMMAS COTTAGE, COW LANE,
WHISSENDINE, LE15 7HJ

FOR

TEL. NO:

Carry out the following works in accordance with the relevant British Standard Codes of practice and BS 8000.

Include for all necessary materials and labour to complete the following.

All materials to comply with the new European Standards and should possess the 'CE' mark.

Check on site and notify Rutland County Council of any discrepancies prior to pricing.

Note 1: Due to new HSE Construction Design and Management Regulations 2015, all duties applicable to the Principal Contractor must be complied with.

Specification to be read in conjunction with:

i) Drawing No. CA1669/001

Disabled Facilities Grant

PROVISION OF RAMPED ACCESS

1.0 Ramp and Platform

1.1 Break out existing surfaces and excavate to reduced level as indicated on drawing to allow for construction of new ramp and platform.

1.2 Lay 100mm minimum mechanically compacted MOT type one hardcore with 50mm semi wet mix mortar (1:3:3 – cement:soft sand:sharp sand) with 600x600x50mm pre-cast concrete slabs with a anti-slip finish.

1.3 Provide 100mm high upstands to sides of ramp and platform. Lay 50mm thick Pre-cast concrete paving slabs on edge, cut to suit, set on a min. 200mm deep concrete base (1:3:6) and haunched.

Intermediate Platform to be 1500x1200mm

Ramp to be at gradient of 1:12.

1.4 Provide Aco or similar grated channel gully system across ramp as shown on drawing and to discharge via 100mm pvcU drain to a soakaway crate under lawn.

1.5 Kee Clamp Handrails

Provide and fix handrails as Kee Klamp or similar galvanised steel, Size No.7 (approximately 42mm diameter). Rails to be at 900 and 450mm above ramp and platform and to follow its profile. Bolt fixed using proprietary rawl bolts. Allow for all other connectors and fixings as required to provide a complete and secure job.

Note: See drawing for further information/extent of handrails.

1.6 Highway Crossover

Provide a new highway pedestrian crossover to end of ramp. Crossing to be to Rutland County Council specifications.

Work to be carried out by an approved contractor.

Has the work already been started without consent?

Yes

No

Materials

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

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Other

Other (please specify):

Path way

Existing materials and finishes:

No pathway currently in situ. There is a gravel driveway.

Proposed materials and finishes:

600x600x50mm pre-cast concrete slabs. Upstand of 50mm thick Pre-cast concrete paving slabs on edge, cut to suit, set on a min. 200mm deep concrete base (1:3:6) and haunched. Kee Clamp Handrails - Provide and fix handrails as Kee Klamp or similar galvanised steel, Size No.7 (approximately 42mm diameter). Rails to be at 900 and 450mm above ramp and platform and to follow its profile. Bolt fixed using proprietary rawl bolts. Allow for all other connectors and fixings as required to provide a complete and secure job. Highway Crossover Provide a new highway pedestrian crossover to end of ramp. Crossing to be to Rutland County Council specifications. Work to be carried out by an approved contractor.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

There are some small shrubs to the end of the proposed pathway (planted by client). There is a small fit tree along the fence line at the front of the house.

There is a shrub that will need removing but I as a "lay person" don't fee this is a "hedge" as its only 1 bush.

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

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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

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

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

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

Mrs

First Name

Claire

Surname

Hagger

Declaration Date

06/11/2023

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

Claire Hagger

Date

06/11/2023