



Borough of Oadby and Wigston

Directorate of Community Services
 Planning Section
 Borough of Oadby and Wigston
 Council Offices, Station Road
 Wigston, Leicestershire
 LE18 2DR

Email: planning@oadby-wigston.gov.uk
 Telephone: (0116) 2572 636 / 653

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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

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

Proposed double storey side and rear extensions, single storey front and rear extensions, garage conversion and roof alterations.

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:

Walls

Existing materials and finishes:

Red brick Cream render

Proposed materials and finishes:

Red brick to match the existing and White render at the centre of the front elevation and rear elevation

Type:

Roof

Existing materials and finishes:

Grey concrete roof tiles

Proposed materials and finishes:

Grey concrete roof tiles to match the existing

Type:

Windows

Existing materials and finishes:

White UPC sash windows

Proposed materials and finishes:

All windows are to be replaced with grey aluminium windows. Grey aluminium apex windows to the rear and on proposed skylights.

Type:

Doors

Existing materials and finishes:

White UPVC doors Black single-panel front door

Proposed materials and finishes:

Front, wood-like material pivot door. Grey aluminium bi folding doors. Grey aluminium apex bi folding doors.

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

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

22022-DSA-PL_Planning Statement
22022-DSA-ZZ-GF-DR-A-100-P01_Existing Elevations, Location & Ground Floor Plan
22022-DSA-ZZ-GF-DR-A-101-P01_Existing First Floor Plan
22022-DSA-ZZ-GF-DR-A-102-P01_Proposed Site Plan
22022-DSA-ZZ-GF-DR-A-103-P01_Proposed Elevations and Ground Floor Plan
22022-DSA-ZZ-GF-DR-A-104-P01_Proposed First Floor Plan

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.

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

If Yes, please describe:

The existing garage is to be converted. Additional car parking spaces have been proposed. New block paving has been proposed for the additional car park space to match existing.

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

The initial application, with planning ref: 23/00039/FUL, was submitted January 20th, 2023, conveying the plans for a two-storey side and rear extensions, single-storey front and rear extensions, garage conversion and roof alternations, plus new garage, and new fencing to the side of the property. Unfortunately, on March 28th, we received a refusal from Oadby & Wigston Borough Council ("the Council").

The following was stated by the officer:

- The proposals would significantly overextend the original property and would result in a building that is overextended and out of keeping with the rest of the street scene.
- The creation of a catslide roof at the front with large roof lights and an overly dominant porch isn't in keeping with the design of the existing property or street scene.
- The proposed two storey rear extension cut across both the existing rear and proposed side extension.
- The conversion of the garage has a mix of hipped and gable roof that isn't acceptable.
- The use of glazed gables to the rear isn't inkeeping with the fenestration of the existing property
- The proposed materials including aluminium cladding, metal beams, and wooden cladding is incongruous to the building and does not respect the character of the area
- Proposed rooflights are disproportionately large in relation to their respective roof slopes.
- The proposed balconies, would have a detrimental impact upon the rear garden of the neighbouring garden to the west, resulting in loss of privacy and overlooking, to the detriment of their residential amenity. The proposed privacy screen is noted, however this in itself is an incongruous design feature, and testament to the fact that there would be an impact (which would still be present regardless of the screen).
- The site is within a prominent and important location, being the entrance to the estate. The house would be dominated by extensions
- Flat roofs can often appear as incongruous features inconsistent with the design of the roof on the existing house, and notwithstanding that these extensions are on the rear, they would be visible from public viewpoints along Stoughton Road through the boundary vegetation, especially in the winter months.

For this application we have acted on the comments above.

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

Other

First Name

-

Surname

DSA

Declaration Date

18/10/2023

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

- Design Studio Architects

Date

02/11/2023