



Council Offices
 Parkside
 Station Approach
 Burton Street
 Melton Mowbray
 LE13 1GH
 Tel: 01664 502502
 Email: developmentcontrol@melton.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

Nick

Surname

Westwood

Company Name

Address

Address line 1

2 Chetwynd Drive

Address line 2

Address line 3

Town/City

Melton Mowbray

County

Country

United Kingdom

Postcode

LE13 0HU

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

The addition of a one storey conservatory to the side of 2 Chetwynd Drive, Melton Mowbray, Leics. LE130HU

Planning permission is sought as the conservatory will be to the side of the property which faces Sysonby Grange Lane, this is a carriageway with footpath.

Installation is planned to be; Overall external dimensions 3.6m by 3.3m Edwardian Conservatory Windows, Doors & Glass Roof.

Please see attached CAD drawing showing the designs and styles of the windows, doors & roof.

PVCu – Edwardian Shape Conservatory & In-Line patio Door between the house and new conservatory.

Smooth White PVC-u frames and aluminium PVC-u capped roof.

Roof Glazing - Climate Glass Solar Glass – 24mm Self Cleaning, Solar Control & Low E Thermal Glass.

Windows and Doors to have multi-point locking with key locking handles in a standard range colour.

A rated double glazed clear tough safety glass to windows and doors below the roof.

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:

The current property is of brick and mortar with white uPVC windows. One of the windows will be replaced with uPVC doors to access the conservatory from the original property - as per CAD drawing enclosed with this application.

Proposed materials and finishes:

Overall external dimensions 3.6m by 3.3m Edwardian Conservatory Windows, Doors & Glass Roof Please see attached CAD drawing showing the designs and styles of the windows, doors & roof PVCu – Edwardian Shape Conservatory & In-Line patio Door between the house and new conservatory Smooth White PVC-u frames and aluminium PVC-u capped roof From foundations and lower section of the conservatory, this will be of similar coloured brick to what the current property is with white uPVC above. Please see CAD drawing for information. Roof Glazing - Climate Glass Solar Glass – 24mm Self Cleaning, Solar Control & Low E Thermal Glass Windows and Doors to have multi-point locking with key locking handles in a standard range colour A rated double glazed clear tough safety glass to windows and doors below the roof

Type:

Windows

Existing materials and finishes:

The current property is of brick and mortar with white uPVC windows. One of the windows will be replaced with uPVC doors to access the conservatory from the original property - as per CAD drawing enclosed with this application. The window which will be replaced is the side aspect window on the ground floor closest to the junction with Chetwynd Drive which overlooks Sysonby Grange Lane, as per CAD drawing attached.

Proposed materials and finishes:

Overall external dimensions 3.6m by 3.3m Edwardian Conservatory Windows, Doors & Glass Roof Please see attached CAD drawing showing the designs and styles of the windows, doors & roof PVCu – Edwardian Shape Conservatory & In-Line patio Door between the house and new conservatory Smooth White PVC-u frames and aluminium PVC-u capped roof Roof Glazing - Climate Glass Solar Glass – 24mm Self Cleaning, Solar Control & Low E Thermal Glass Windows and Doors to have multi-point locking with key locking handles in a standard range colour A rated double glazed clear tough safety glass to windows and doors below the roof

Type:

Roof

Existing materials and finishes:

The current property has tiled roofing above the first floor.

Proposed materials and finishes:

Overall external dimensions 3.6m by 3.3m Edwardian Conservatory Windows, Doors & Glass Roof Please see attached CAD drawing showing the designs and styles of the windows, doors & roof PVCu – Edwardian Shape Conservatory & In-Line patio Door between the house and new conservatory Smooth White PVC-u frames and aluminium PVC-u capped roof Roof Glazing - Climate Glass Solar Glass – 24mm Self Cleaning, Solar Control & Low E Thermal Glass Windows and Doors to have multi-point locking with key locking handles in a standard range colour A rated double glazed clear tough safety glass to windows and doors below the roof

Type:

Doors

Existing materials and finishes:

There are not currently any doors to the side of the property where the planned conservatory is to be built.

Proposed materials and finishes:

Overall external dimensions 3.6m by 3.3m Edwardian Conservatory Windows, Doors & Glass Roof Please see attached CAD drawing showing the designs and styles of the windows, doors & roof PVCu – Edwardian Shape Conservatory & In-Line patio Door between the house and new conservatory Smooth White PVC-u frames and aluminium PVC-u capped roof Roof Glazing - Climate Glass Solar Glass – 24mm Self Cleaning, Solar Control & Low E Thermal Glass Windows and Doors to have multi-point locking with key locking handles in a standard range colour A rated double glazed clear tough safety glass to windows and doors below the roof

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

CAD drawing of the proposed conservatory is submitted with this application.

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

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

Nicholas

Surname

Westwood

Declaration Date

21/01/2024

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

Nick Westwood

Date

21/01/2024