



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, and for relevant demolition of an unlisted building in a conservation area

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	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Holly Cottage"/>
Address Line 1	<input type="text" value="Main Street"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Rutland"/>
Town/city	<input type="text" value="Whitwell"/>
Postcode	<input type="text" value="LE15 8BW"/>

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

Easting (x)	Northing (y)
<input type="text" value="492530"/>	<input type="text" value="308794"/>

Description

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Gareth

Surname

Gaskell

Company Name

Address

Address line 1

Holly Cottage

Address line 2

Main Street

Address line 3

Town/City

Whitwell

County

Rutland

Country

Postcode

LE15 8BW

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

Conversion of existing integral double garage to provide Games Room and modest extension to infill recess behind existing built form which links the existing garage annex to the house to form Gym Area.

Detached double garage to be erected in South East corner of the site.

Has the work already been started without consent?

Yes

No

Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Small section of existing wall to be removed to the North Elevation of the existing double garage annex to form a new opening for glazed bi-fold doors, providing views to the garden.

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:

Existing Garage Annex (North - REAR - Elevations) - Render coating with cast stone quoins to door and window jambs and building corners;
Existing Garage Annex (South - FRONT - Elevations) - Randomly coursed natural stonework;

Proposed materials and finishes:

Existing Garage Annex (North - REAR - Elevations) and Proposed Gym Area Extension - Render coating with cast stone quoins to openings and corners to match existing; Existing Garage Annex (South - FRONT - Elevations) - Randomly coursed natural stonework to match existing, infilling below proposed windows in lieu of existing garage doors; Proposed Garage - Randomly coursed natural stonework with cut natural stone quoins to building corners and door jambs to match existing dwelling;

Type:

Roof

Existing materials and finishes:

Garage Annex - Pantiles; Main Dwelling - Collyweston Slate;

Proposed materials and finishes:

New Gym Area - Single-ply membrane behind parapet walls; New Double Garage - terracotta-coloured concrete profiled tiles to match the existing annex ;

Type:

Windows

Existing materials and finishes:

painted timber;

Proposed materials and finishes:

painted timber to match existing;

Type:

Doors

Existing materials and finishes:

PVCu;

Proposed materials and finishes:

Painted timber / PPC Aluminium;

Type:

Vehicle access and hard standing

Existing materials and finishes:

Gravel driveway;

Proposed materials and finishes:

Gravel to match existing driveway;

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Randomly coursed natural stonewalling / native species hedgerow and shrubs / leylandii hedgerow.

Proposed materials and finishes:

To match existing.

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

Please see proposed Elevations, Site Plan and Design and Access Statement.

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:

Garaging provision relocated to proposed detached garage building;

Extended driveway route to proposed garage will accommodate a minimum number of two additional external car parking spaces;

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.

Noted as 'Shrubs' and 'Leylandii' hedge on Survey As Existing - Site Plan Drwg no. 1659-07 and Scheme Design - Ground Floor and Site Plan Drwg no. 1659-08.

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

Yes

No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Noted as 'Shrubs' and 'Leylandii' hedge on Survey As Existing - Site Plan Drwg no. 1659-07 and Scheme Design - Ground Floor and Site Plan Drwg no. 1659-08.

Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply in relation to planning permission for a development which is the subject of a householder application, within the meaning of Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

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

Martin

Surname

Wilson

Declaration Date

05/01/2024

Declaration made

Declaration

I/We hereby apply for Householder planning & demolition in a conservation area 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

Martin Wilson

Date

13/02/2024