



DEPARTMENT OF ENVIRONMENT AND REGENERATION
TOWN HALL
LUTON
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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

Shabir

Surname

Hussain

Company Name

MBC UK

Address

Address line 1

11, Poplar Avenue

Address line 2

Wardenhill

Address line 3

Town/City

Luton

County

Country

United Kingdom

Postcode

LU32BP

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

Dear LBC Planning Team

FYI - This is a re-application of an already authorised application in 2020 (Ref - PP-9090518) Unable to carry out works due to ill health (No changes made/required for this application)

Following development;

Loft conversion

Single story rear extension

Side extension with flanked hip (As per other properties on this road)

Many thanks

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:

Same as existing walls (Brick and render)

Proposed materials and finishes:

Same as existing walls (Brick and render)

Type:

Roof

Existing materials and finishes:

Same as existing roof (Tiled)

Proposed materials and finishes:

Same as existing roof (Tiled)

Type:

Windows

Existing materials and finishes:

Same as existing windows (UPVC)

Proposed materials and finishes:

Same as existing windows (UPVC)

Type:

Doors

Existing materials and finishes:

Same as existing doors (UPVC)

Proposed materials and finishes:

Same as existing doors (UPVC)

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Same as existing boundary (Wall/fencing)

Proposed materials and finishes:

Same as existing boundary (Wall/fencing)

Type:

Vehicle access and hard standing

Existing materials and finishes:

Same as existing vehicle access (Single entry with block paved drive)

Proposed materials and finishes:

Same as existing vehicle access (Single entry with block paved drive)

Type:

Lighting

Existing materials and finishes:

Same as existing exterior lighting (3 x PIR security lights)

Proposed materials and finishes:

Same as existing exterior lighting (3 x PIR security lights)

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

As per attached drawings, which include existing, and proposed plan information.

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

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

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

PP-9090518

Date (must be pre-application submission)

08/01/2024

Details of the pre-application advice received

This advice was received from N.W during previous application - in relation to the gable end/hip - N.W Came out to do a site visit of this property, and other properties with similar developments on this road (The proposed plans were reviewed and agreed)

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

First Name

Surname

Declaration Date

10/01/2024

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

Shabir Hussain

Date

01/03/2024

Amendments Summary

The edit of this application is due to additional information/documents requested by Paula Ingram/Tracy Skeete (Luton Borough Council - Planning Department)

Please note, as requested, point 1 of recent email, I do agree with the proposed application.

Thanks for all your help, and I would be grateful if you could please review my application and advise of okay to process for approval. Many thanks