



# Borough of Oadby and Wigston

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

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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

Guv

Surname

Birk

Company Name

### Address

Address line 1

130 Stoughton Road

Address line 2

Address line 3

Town/City

Oadby

County

Leicestershire

Country

Postcode

LE2 4FP

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

Retrospective application for two and half storey front and rear extension and alteration proposed front boundary wall.

Has the work already been started without consent?

Yes

No

If Yes, please state when the development or work was started (date must be pre-application submission)

28/06/2021

Has the work already been completed 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:**

External red brick-work and render finish

**Proposed materials and finishes:**

External Jub Render Nanoxil System, Colour Off-White, Wildstone Ornel-624 Refido Stone-work finish

**Type:**

Roof

**Existing materials and finishes:**

Grey plain tiles

**Proposed materials and finishes:**

Redland Cambrian Slate Roof Tiles

**Type:**

Windows

**Existing materials and finishes:**

White UPVC windows

**Proposed materials and finishes:**

Anthracite Grey UPVC window

**Type:**

Doors

**Existing materials and finishes:**

White UPVC double glazed external door, Chartwell green or similar colour garage doors and passage door.

**Proposed materials and finishes:**

Brown colour Timber front entrance door, Anthracite grey colour external door, Composite dark grey sectional garage door.

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

2m high hedges at front

**Proposed materials and finishes:**

Wildstone Ornel-624 Refido Stone finish 600mm high brick wall with 1200mm high metal grill, masonry Pillar with Jub Render Nanoxil System.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Front yard and Drive way with Tarmac finish.

**Proposed materials and finishes:**

Front yard Permeable block paved finish

**Type:**

Other

**Other (please specify):**

Gutter, Downpipes & Soffits, fascia

**Existing materials and finishes:**

Black gutter and downpipes. White soffits and fascia

**Proposed materials and finishes:**

Anthracite Grey UPVC gutter, downpipes, soffits and fascia

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

Refer drawing Pages PL-P-008, PI-E-003, PL-E-004, PL-E-005, PL-E-006, PL-E-007, PL-E-008

**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.

Refer Drawing Pages PL-P-008, PL-SP-001, PL-SP-002

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

Refer Drawing Pages PL-P-008, PL-SP-001, PL-SP-002

**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:

Refer Drawing Pages PL-SP-002, PL-P-008

**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

## 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

Guv

Surname

Birk

Declaration Date

01/03/2024

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

S Mistry

Date

01/03/2024