



Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (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

130

Suffix

Property Name

Address Line 1

Stamford Street

Address Line 2

Address Line 3

Leicestershire

Town/city

Ratby

Postcode

LE6 0JU

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

Easting (x)

Northing (y)

450869

306300

Description

Applicant Details

Name/Company

Title

Mr

First name

Max

Surname

North

Company Name

Address

Address line 1

130 Stamford Street

Address line 2

Address line 3

Town/City

Ratby

County

Leicestershire

Country

Postcode

LE6 0JU

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Iain

Surname

Garnell

Company Name

Design Three Sixty

Address

Address line 1

14

Address line 2

Lockside Close

Address line 3

Town/City

Glen Parva

County

Country

United Kingdom

Postcode

LE2 9TD

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please provide a description of the approved development as shown on the decision letter

Outline planning permission for the erection of a single dwelling (all matters reserved)

Reference number

24/00243/OUT

Date of decision (date must be pre-application submission)

01/05/2024

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

2 - No development shall be commenced until plans and particulars of "the reserved matters" referred to in the above conditions relating to the:-

- a) Appearance of the development
- b) Means of access
- c) Landscaping of the site
- d) Layout of the site including the location of electric vehicle charging points and;
- e) Scale of each building in relation to its surroundings

4 - Details of the existing and proposed ground levels of the site shall be submitted with the reserved matters application. The development shall then be implemented in accordance with these details.

5 - Development shall not begin until surface water drainage details, incorporating sustainable drainage principles (SuDS) have been submitted to and approved by the Local Planning Authority (LPA), and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed

7 - No development shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers

8 - A scheme which makes adequate provision for 3 swift bricks to be incorporated into the southern elevation of the dwelling shall be submitted with the reserved matters application. The dwelling shall not be occupied until the swift boxes have been installed and shall be retained and maintained thereafter in perpetuity

Has the work already started?

Yes
 No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Design and Access Statement
Block Plan 107-01A
Site Location Plan 107-02A

Please list all drawing numbers submitted with this application for approval

107-02 Location Plan
107-03 Proposed Layouts and Elevations
107-04 Landscape Plan
107 Design Statement Rev A

If applicable, please state the reasons for any changes to the original drawings

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

Declaration

I/We hereby apply for Approval of reserved matters 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

Iain Garnell

Date

10/09/2024