

Development Control Committee

Thursday, 28 July 2022, 7.00 pm



**Report of the Planning Policy and
Development Manager**
Officers' Presentation (July 2022)

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Oadby and Wigston Borough Council

Development Control Committee
28 July 2022



Oadby & Wigston
BOROUGH COUNCIL

Central Government Policy Advice:

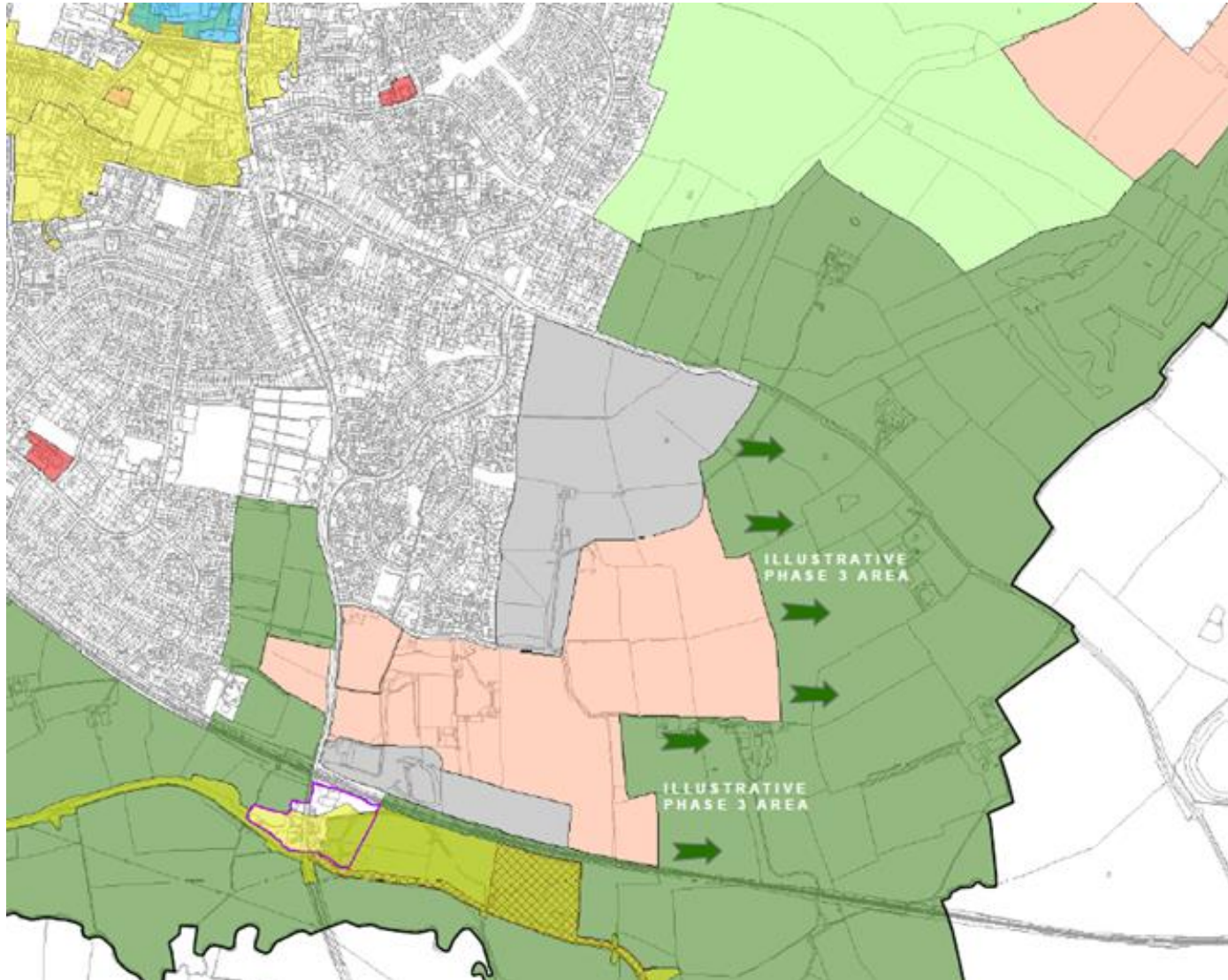
- **“What is a material planning consideration?”**
- A material planning consideration is one which is relevant to making the planning decision in question (e.g. whether to grant or refuse an application for planning permission).
- The scope of what can constitute a material consideration is very wide and so the courts often do not indicate what cannot be a material consideration. However, in general they have taken the view that **planning is concerned with land use in the public interest, so that the protection of purely private interests such as the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations”.**

Application No. 21/00485/FUL

Land South Newton Lane
Wigston
Leicestershire



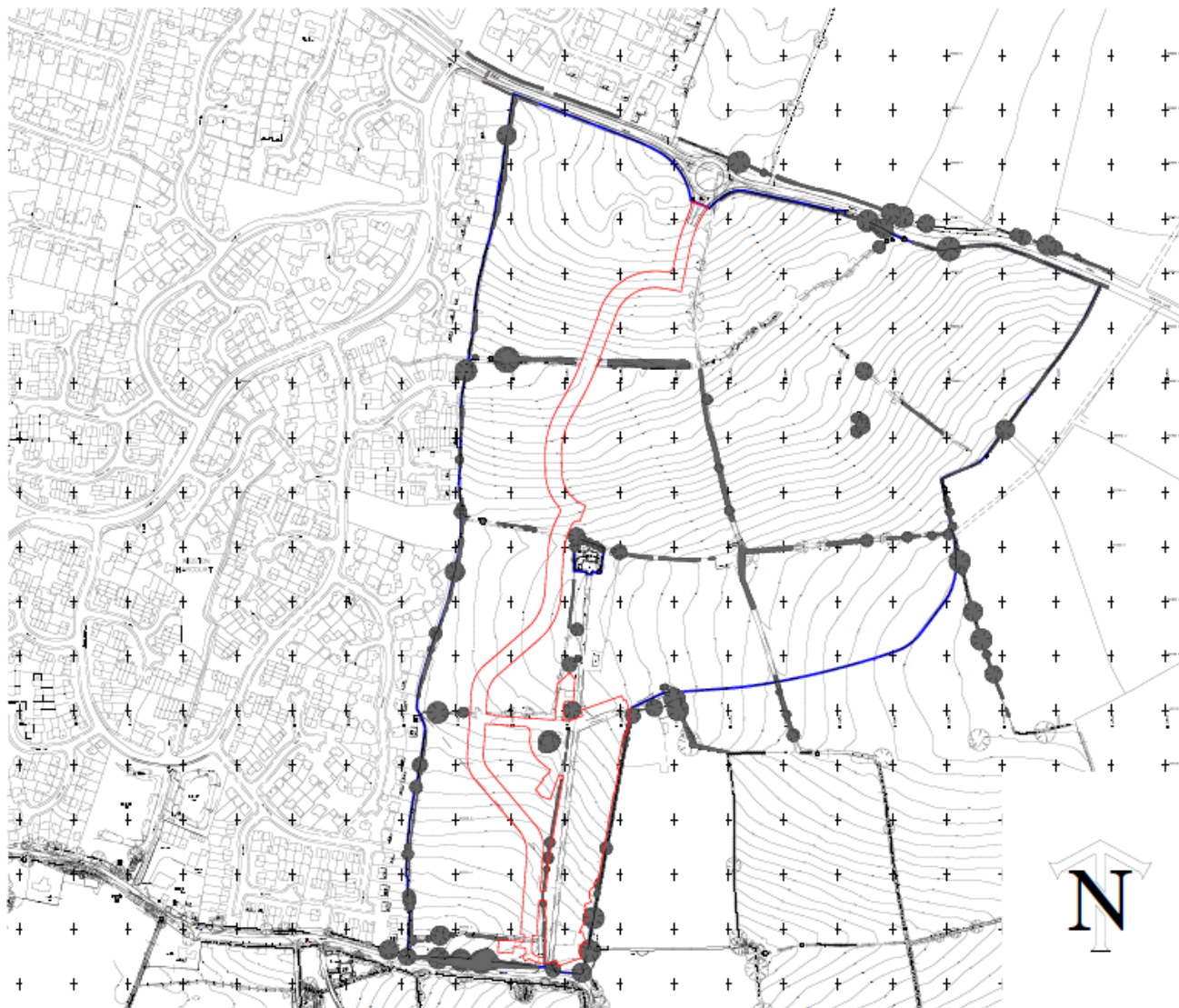
WIDER DIRECTION FOR GROWTH AREA



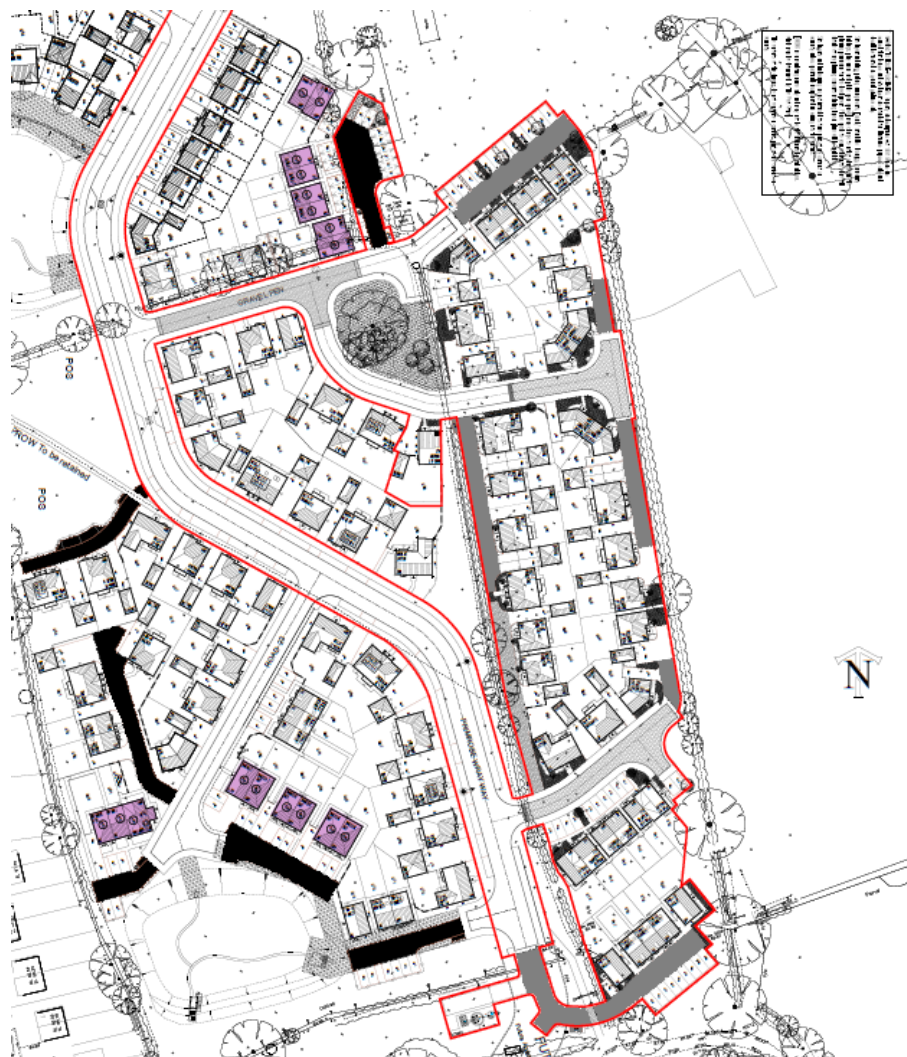
AERIAL VIEW OF SITE



















LOCATION PLAN



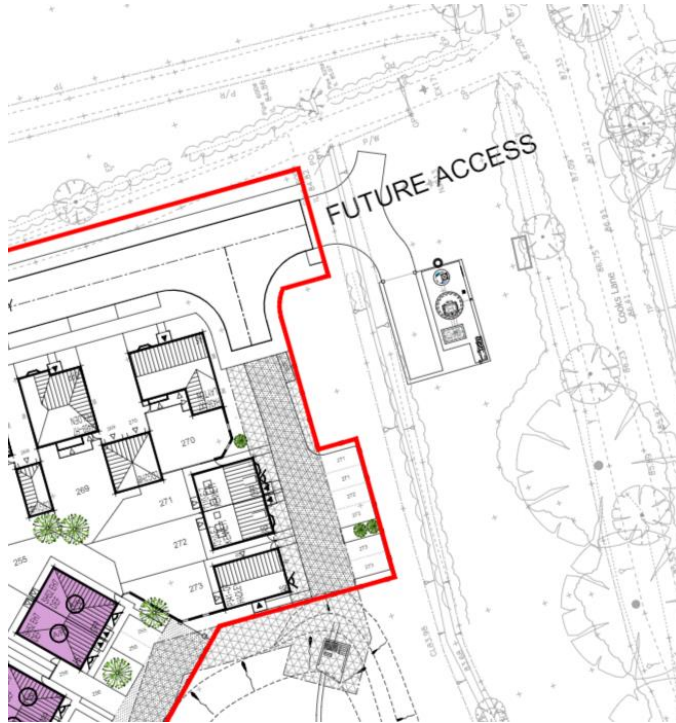
PROPOSED LAYOUT



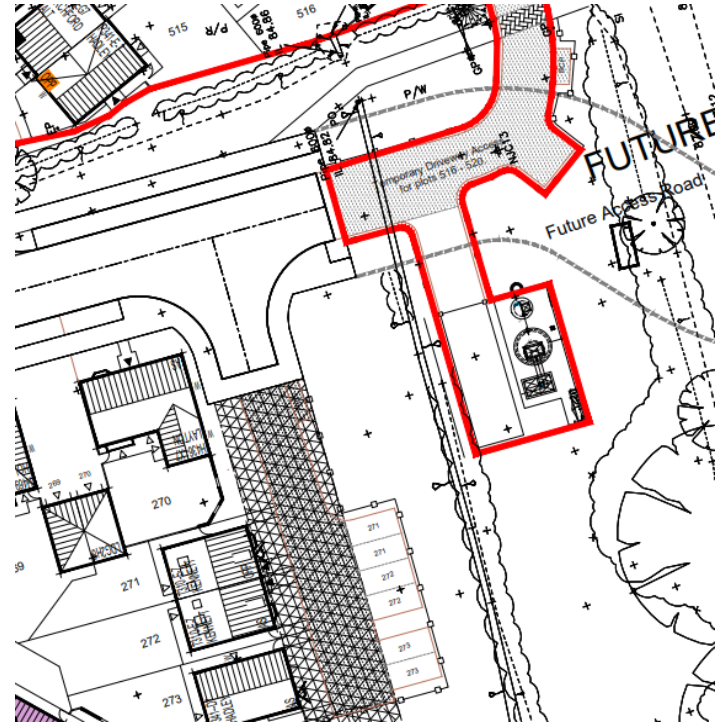
Legend:

-  Existing trees / Hedges to be Retained.
-  Existing trees / Hedges to be removed
-  1.8m high Screen wall
-  1.8m high Close boarded fence
-  1m high Four Bar Railing Detail
-  0.45m high Knee Railing Detail
-  1.2m high Post & Rail Detail
-  Rear Access Point (1.8m high Timber Gates)
-  Denotes Sewer Easement
-  Block Paved Area
-  Denotes DWH Affordable Dwellings
-  BCP Denotes Bin Collection Points
-  B/S Denotes Bin Store Area
-  VP Denotes Visitor Parking
-  Denotes Bollard Lighting Column
-  Denotes Coach Lights

PUMPING STATION APPROVED AND PROPOSED LOCATIONS



AS APPROVED



AS PROPOSED

AERIAL VIEW OF ACCESSES



MATERIALS PLAN





EXTERNAL MATERIALS KEY:



Facing Bricks

-  Ibstock Arden Red
-  Ibstock Welbeck Red Mixture
-  Hanson Arden Special Reserve
-  Hanson Clumber Red Mixture

Render/Cladding

-  Weber Monocouche Render - Colour Chalk. Full Render on indicated elevations only.
-  Weber Monocouche Render - Colour Chalk. Half rendered at first floor only, with brick string detail. Inner solid line indicates facing brick to ground floor.

Roof Tiles

-  Russell Grampian Slate Grey.
-  Russell Grampian Cottage Red.

- All Front Doors to be black

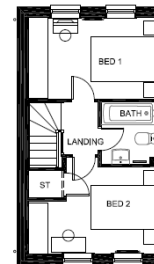
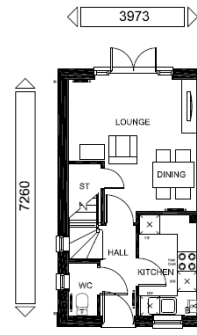
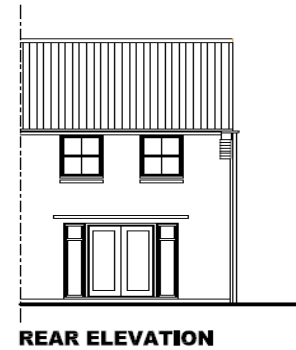
ACCOMODATION SCHEDULE AND HOUSE TYPES

Net Dev Acres	2.57
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PRIVATE	Description			Layout Mix		
Housetype Ref	Storey	Beds	Sq.Ft	No. Plots	Total Sq.Ft	% of Mix
P204-7	2	2	620	3	1860	8%
P331-7	2	3	1024	6	6144	15%
P341-7	2	3	1001	5	5005	13%
P382-7	2	3	832	1	832	3%
T310-7	2.5	3	1089	9	9801	23%
H421-7	2	4	1765	3	5295	8%
H431-7	2	4	1260	4	5040	10%
H436-7	2	4	1605	1	1605	3%
H403-7	2	4	1081	2	2162	5%
H469-7	2	4	1536	1	1536	3%
H417-7	2	4	1434	3	4302	8%
H538-7	2.5	5	2289	1	2289	3%
TOTAL				39	45871	100%

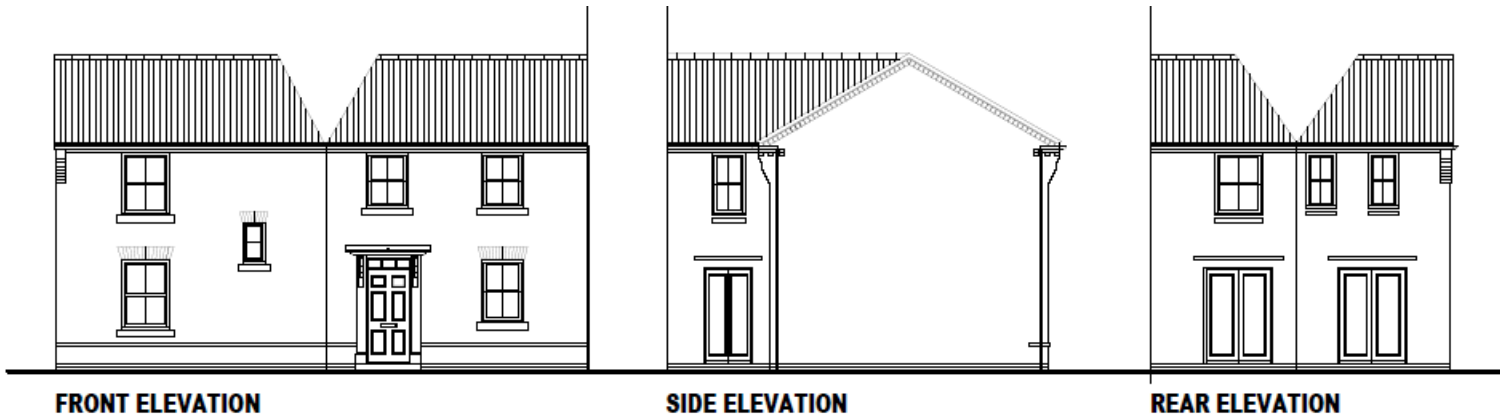


EXAMPLE HOUSE TYPE P204-7

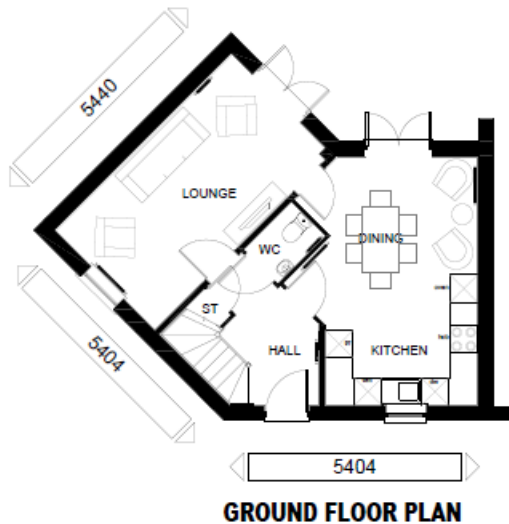


3 no. of this
type
proposed

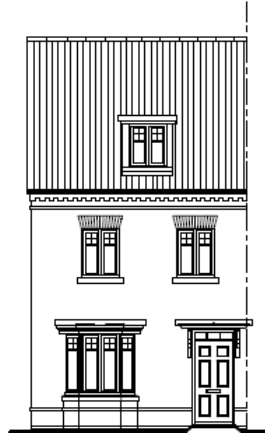
EXAMPLE HOUSE TYPE P331-7



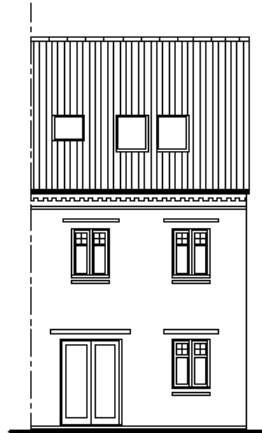
6 no. of this type
proposed



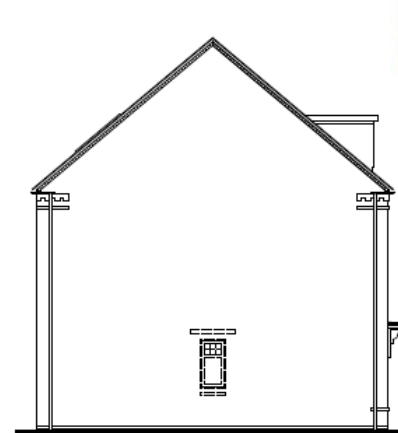
EXAMPLE HOUSE TYPE T310-7



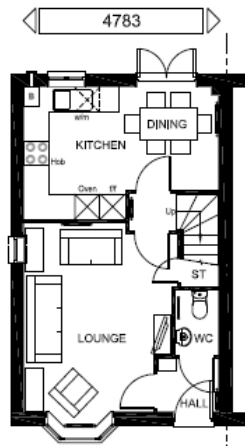
FRONT ELEVATION



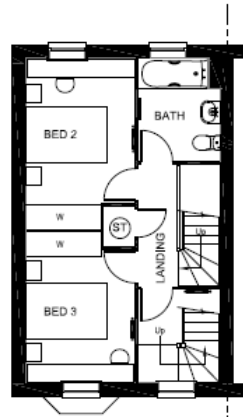
REAR ELEVATION



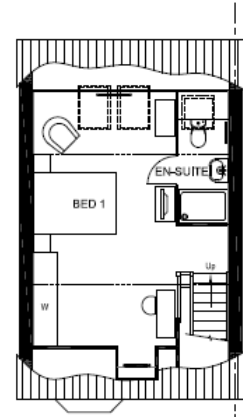
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

9 no. of this
type proposed

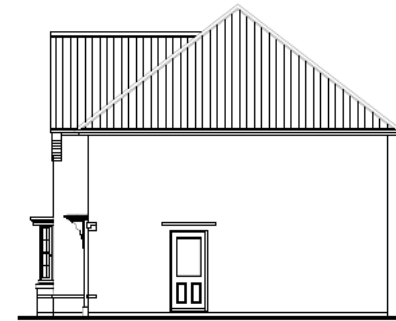
EXAMPLE HOUSE TYPE H431-7



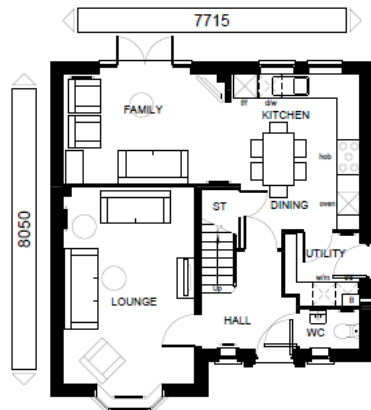
FRONT ELEVATION



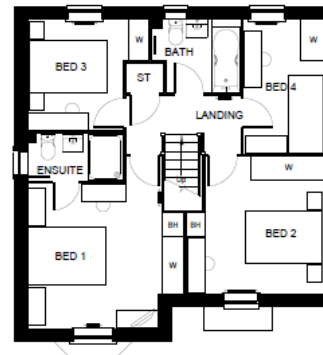
REAR ELEVATION



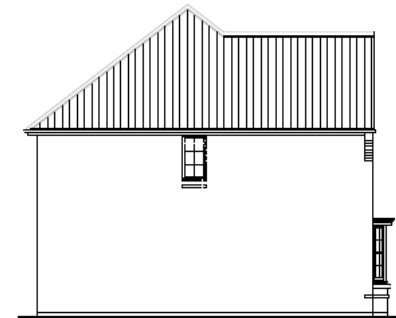
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

4 no. of
this type
proposed

AERIAL VIEW OF SITE



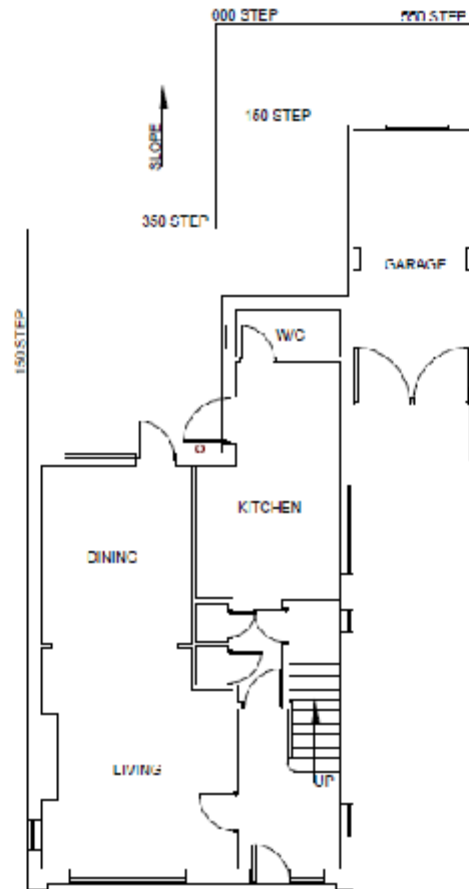
Application No. 22/00112/FUL

**52 Thirlmere Road
Wigston
LE18 3RR**



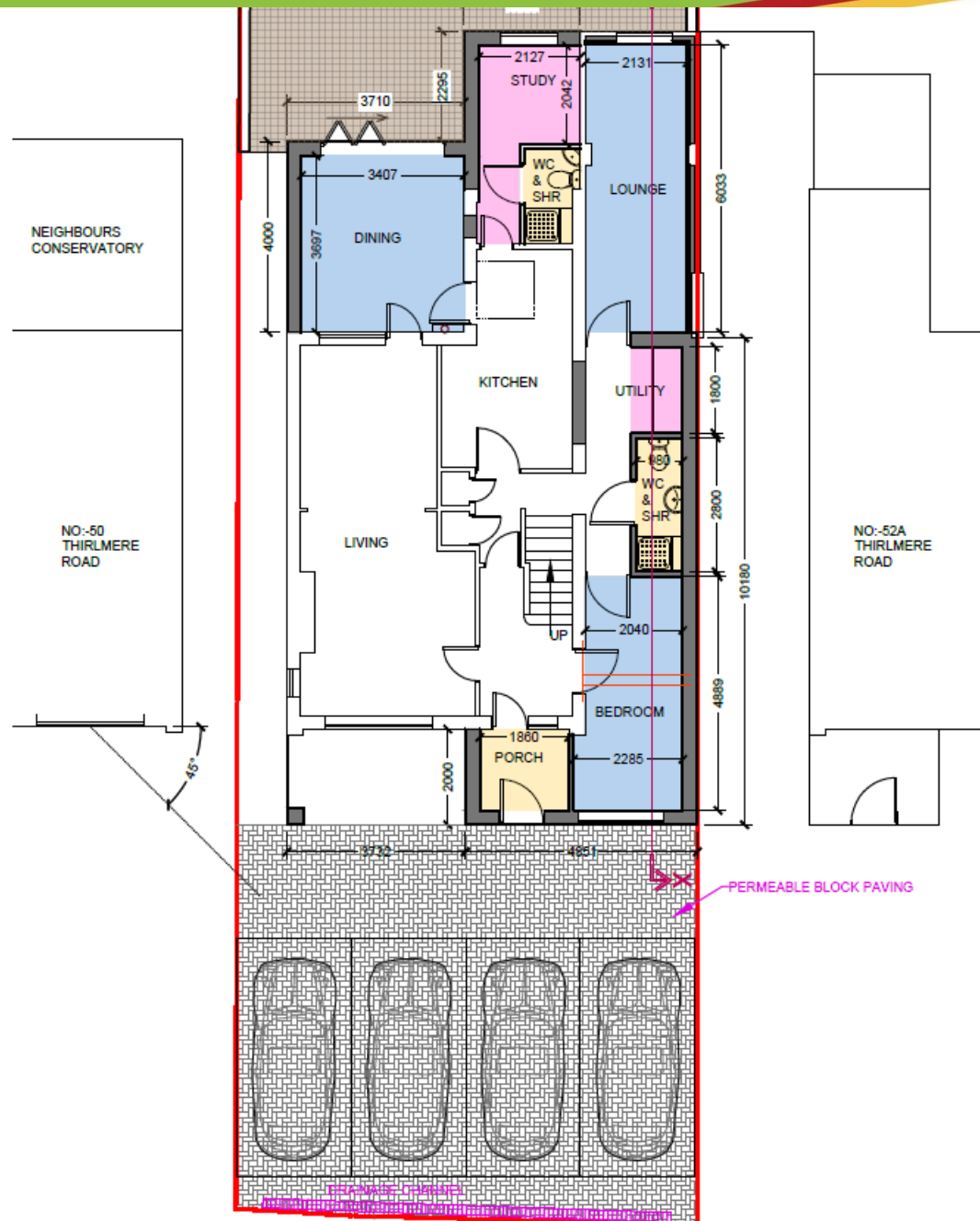
NEIGHBOURS
CONSERVATORY

NO: 60
TILLMORE
ROAD

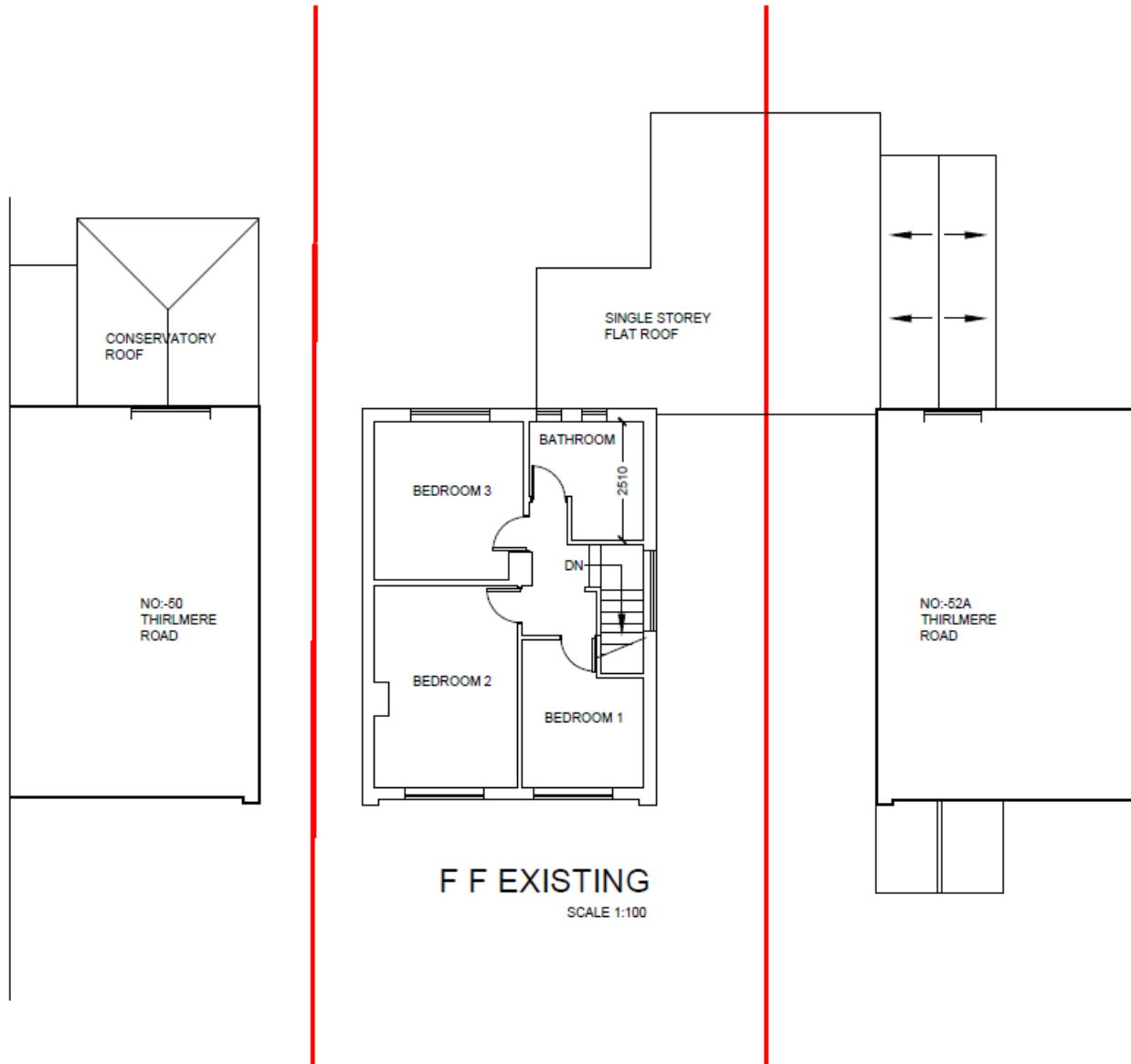


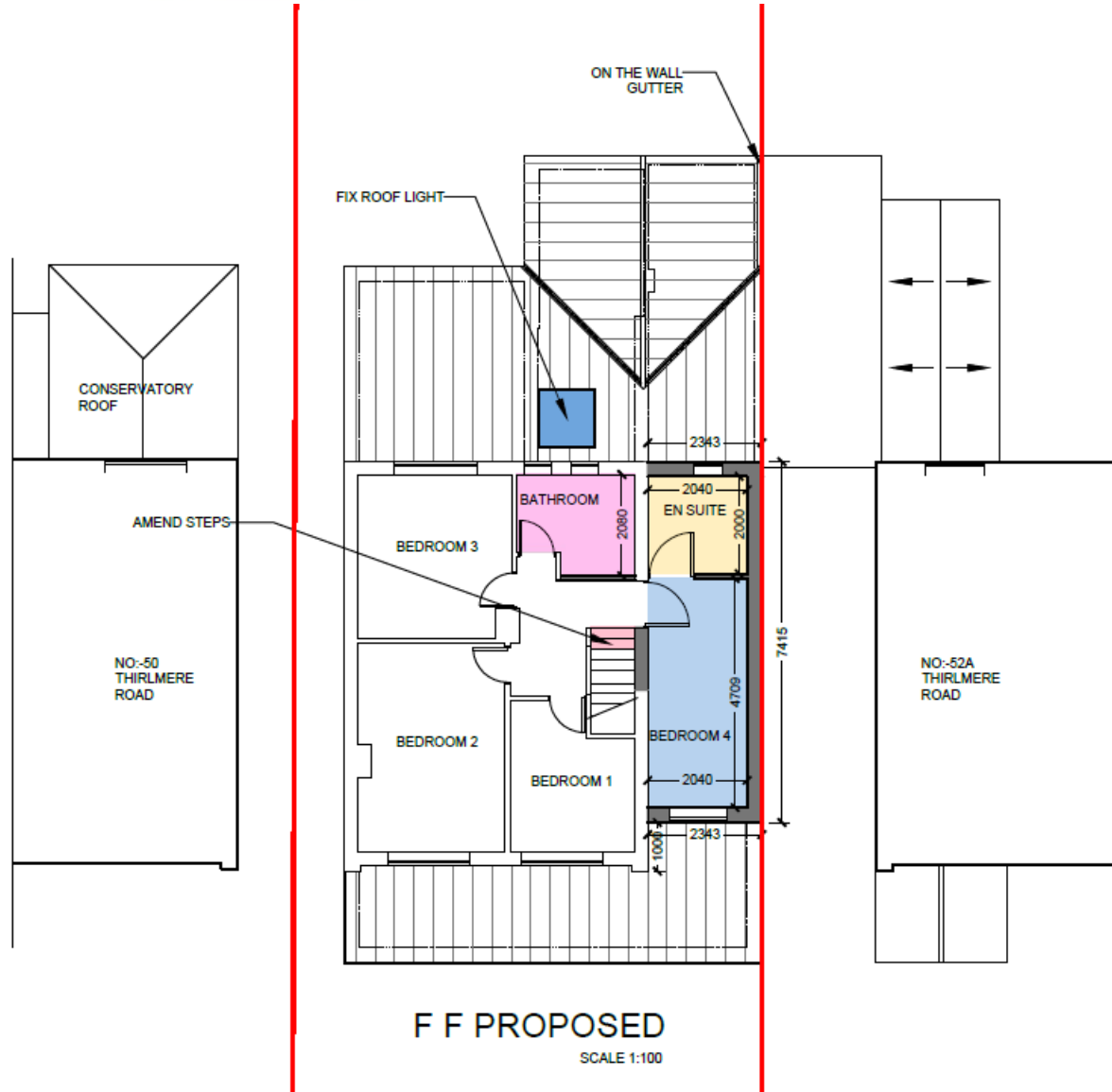
G F EXISTING
SCALE 1:100

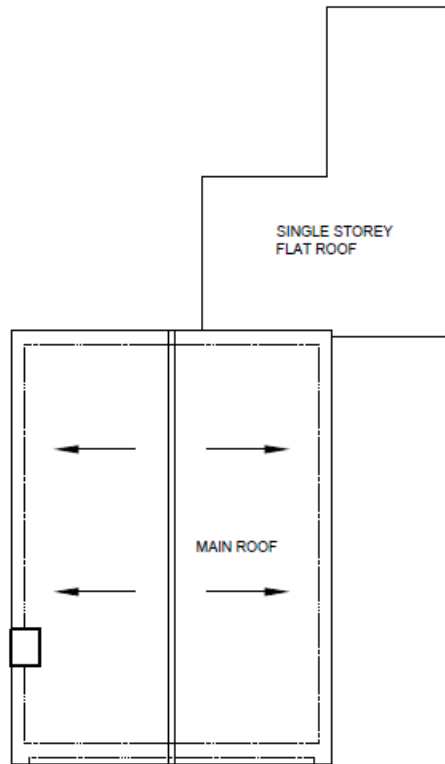
NO: 62A
TILLMORE
ROAD



G F PROPOSED

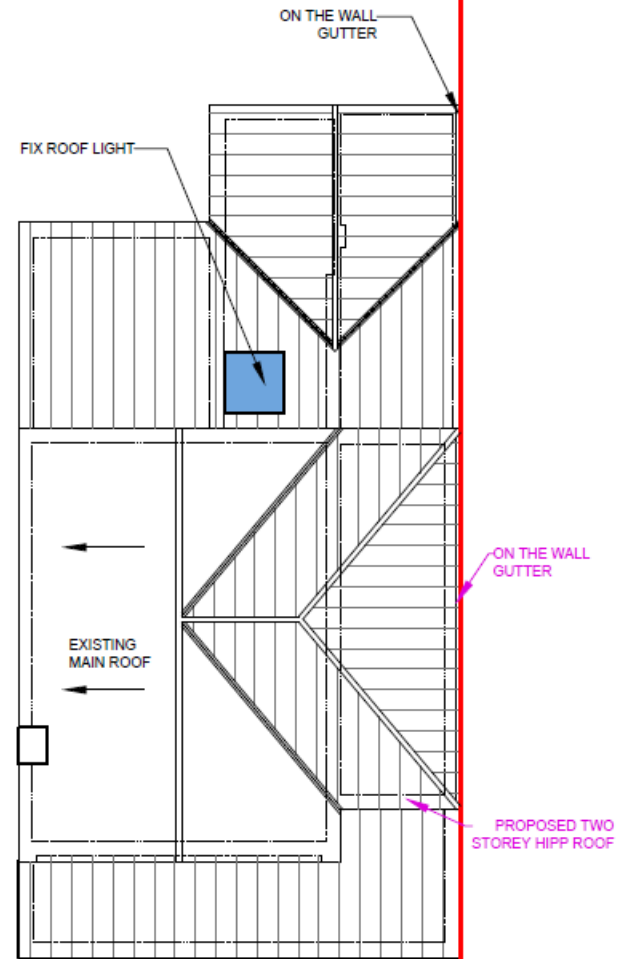






EXISTING
ROOF PLAN

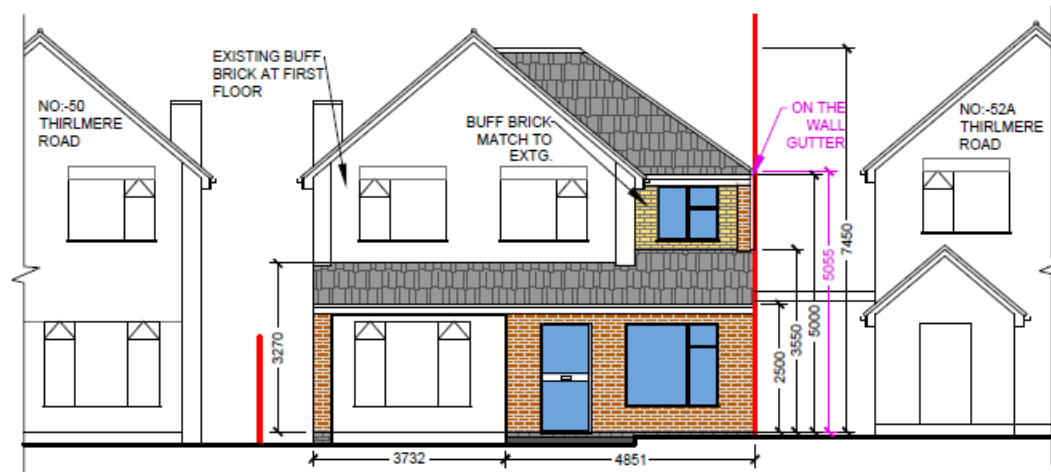
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PROPOSED
ROOF PLAN

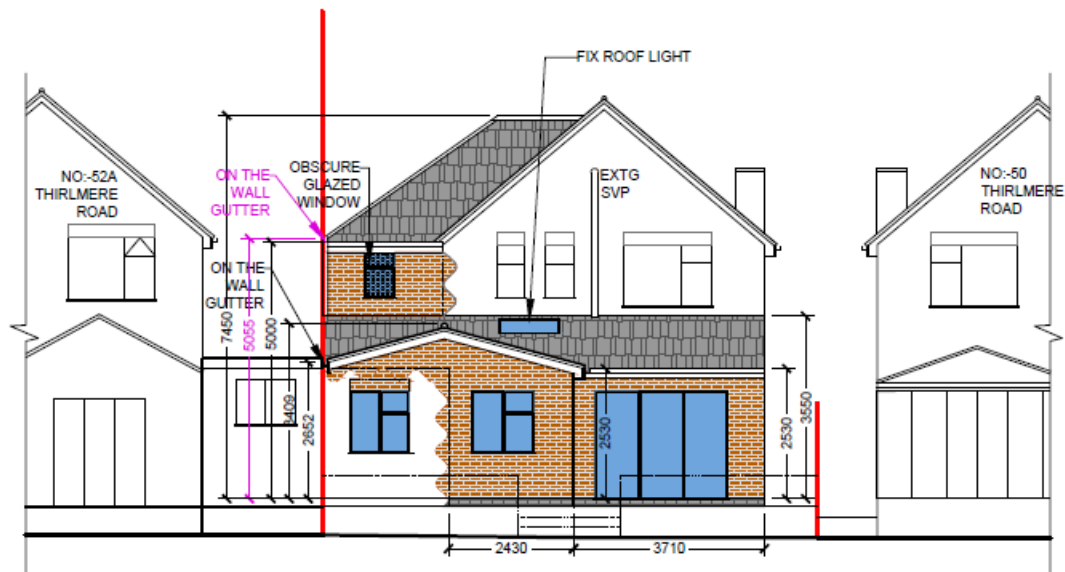
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PROPOSED ELEVATIONS



FRONT ELEVATION

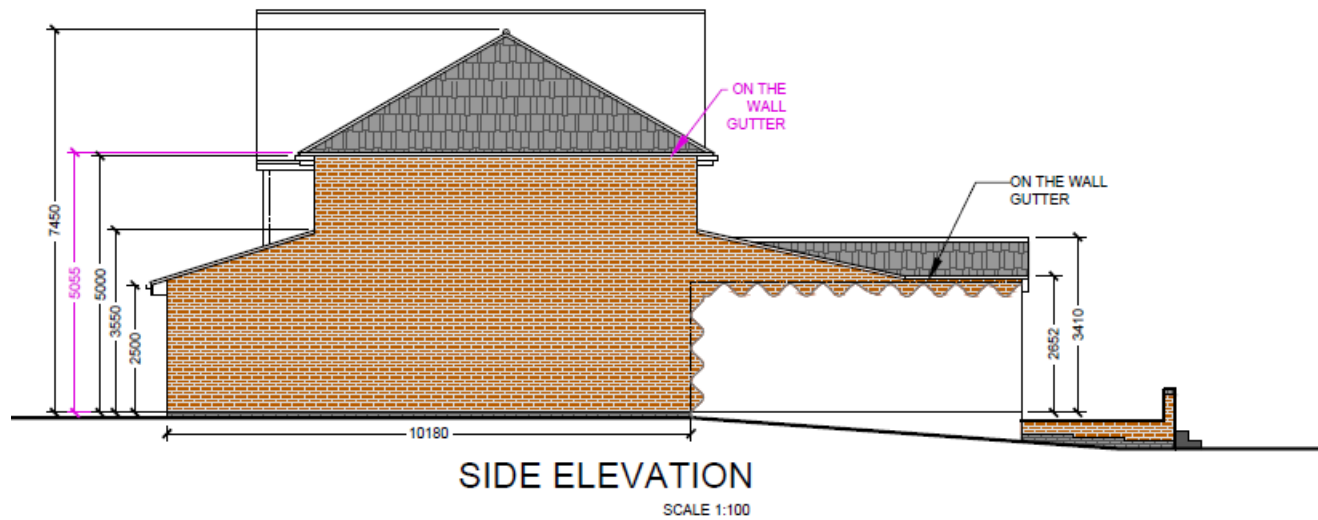
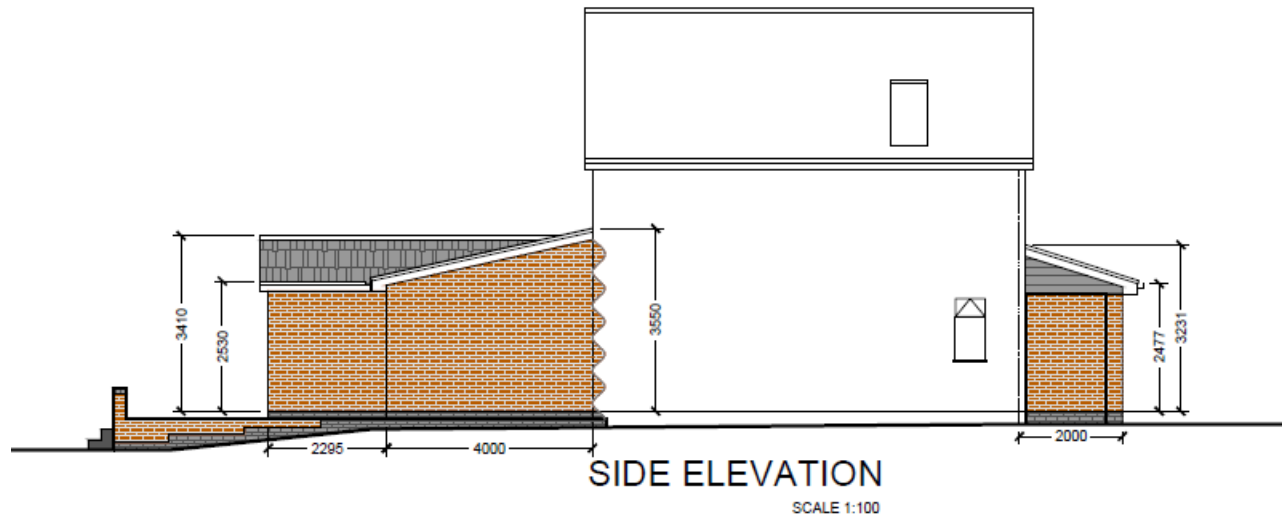
SCALE 1:100

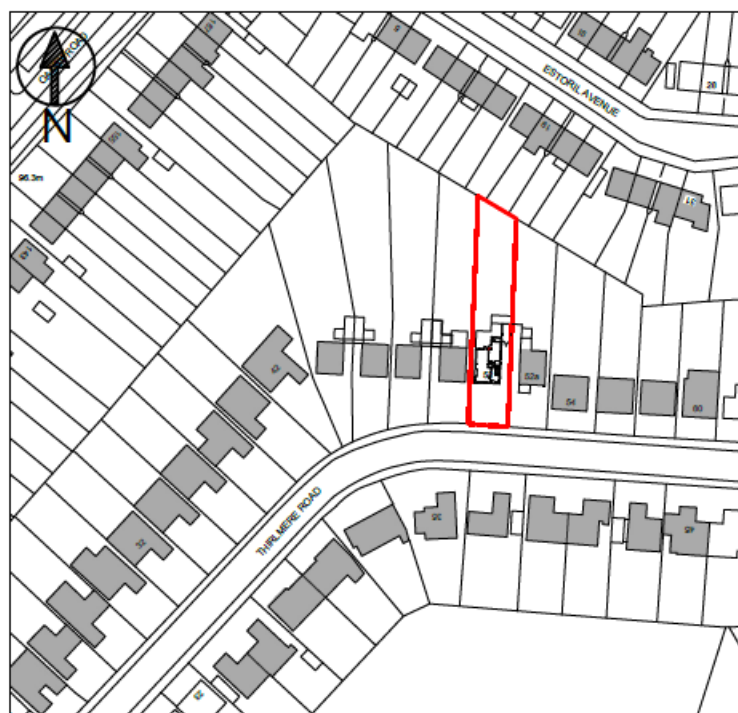
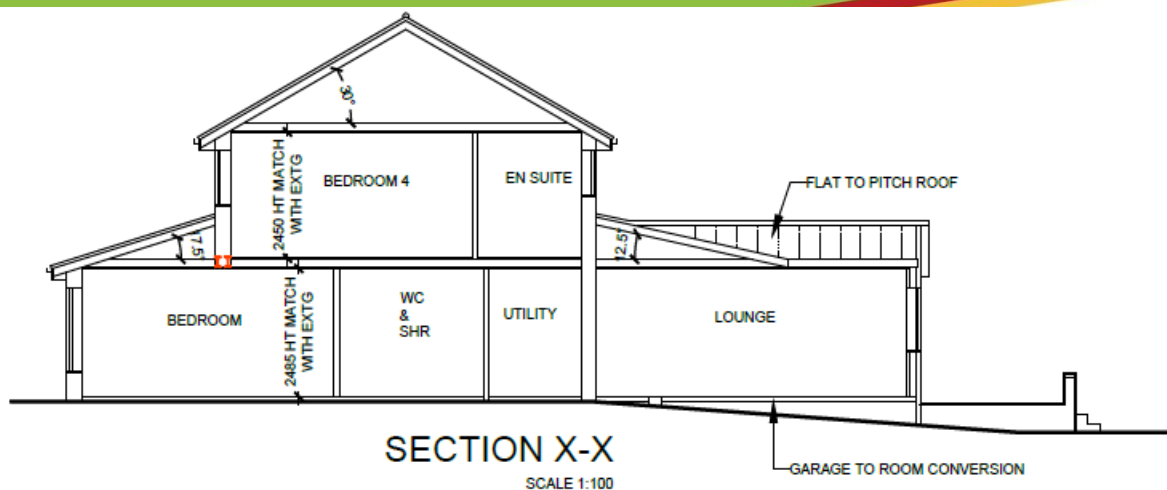


REAR ELEVATION

SCALE 1:100

PROPOSED ELEVATIONS





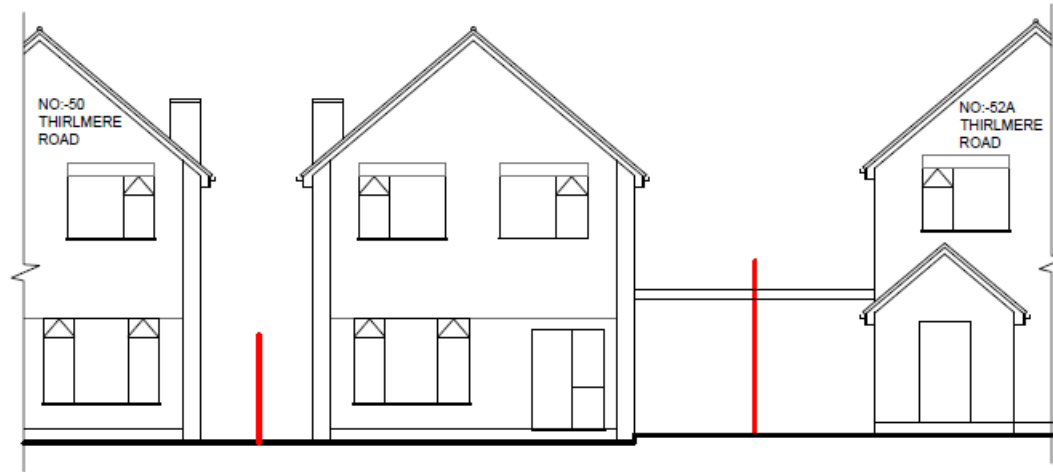
SITE LOCATION 1:1250 1:1250 50m



1:500 20m

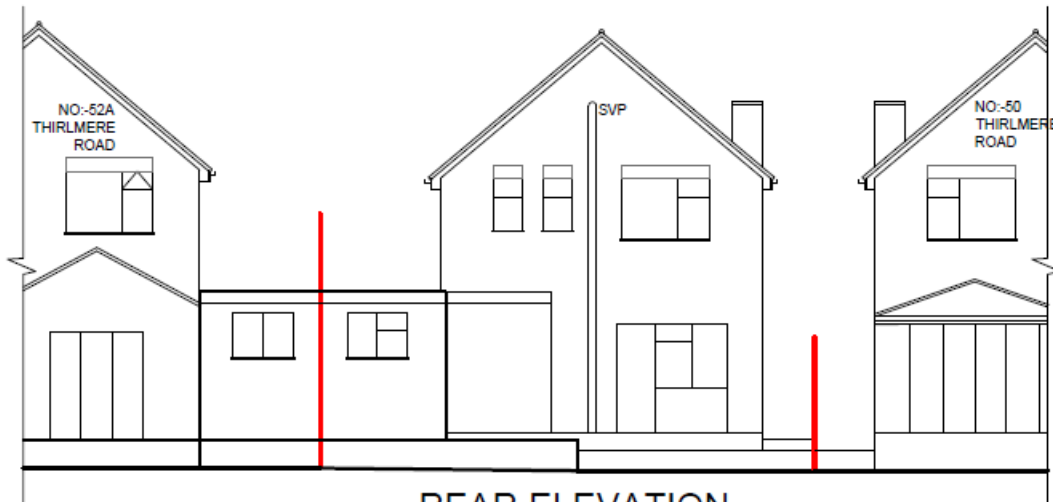
- G.F. EXTENSION
- F.F. EXTENSION
- GARAGE TO ROOM CONVERSION

EXISTING ELEVATIONS



FRONT ELEVATION

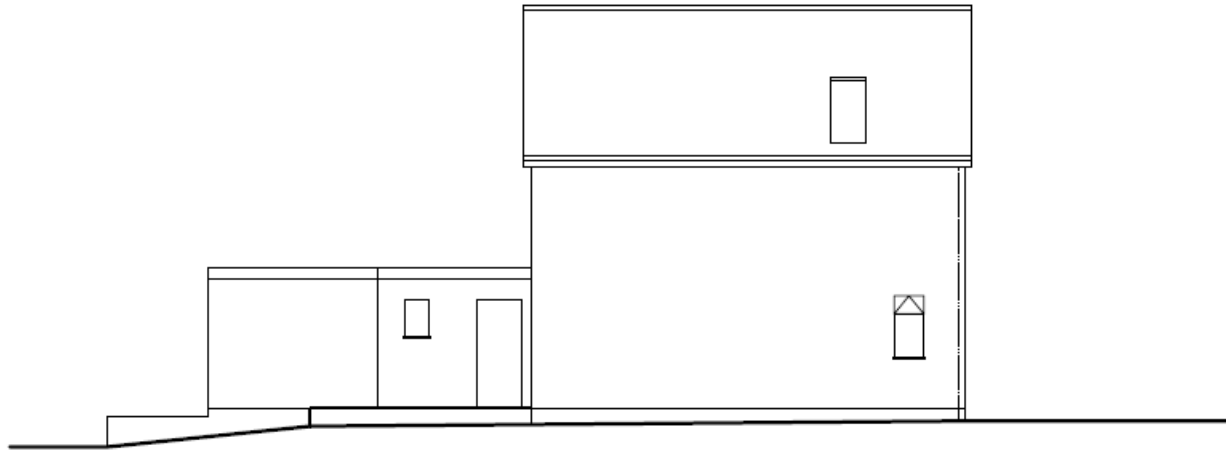
SCALE 1:100



REAR ELEVATION

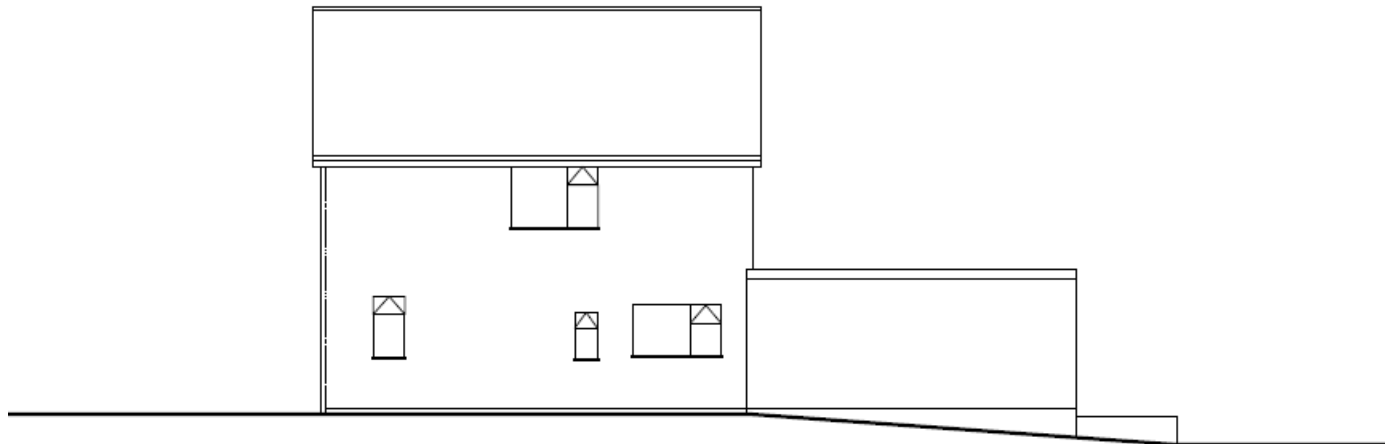
SCALE 1:100

EXISTING ELEVATIONS



SIDE ELEVATION

SCALE 1:100



SIDE ELEVATION

SCALE 1:100







Application No. 22/00147/REM

21 Willow Park Drive
Wigston
Leicestershire
LE18 1EB



AERIAL VIEW OF SITE



STREET VIEW



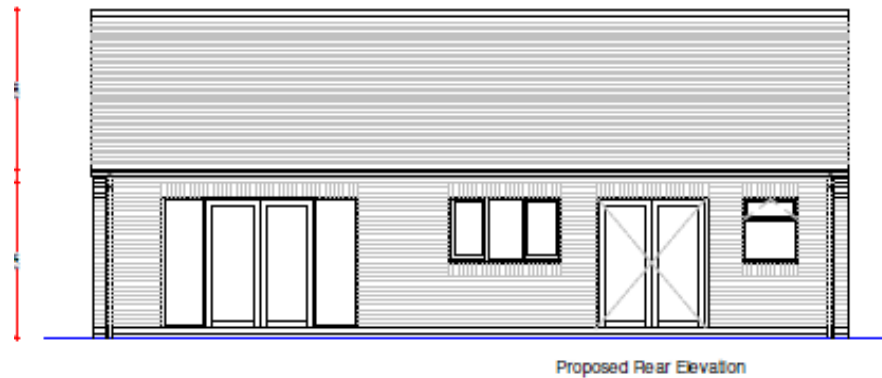
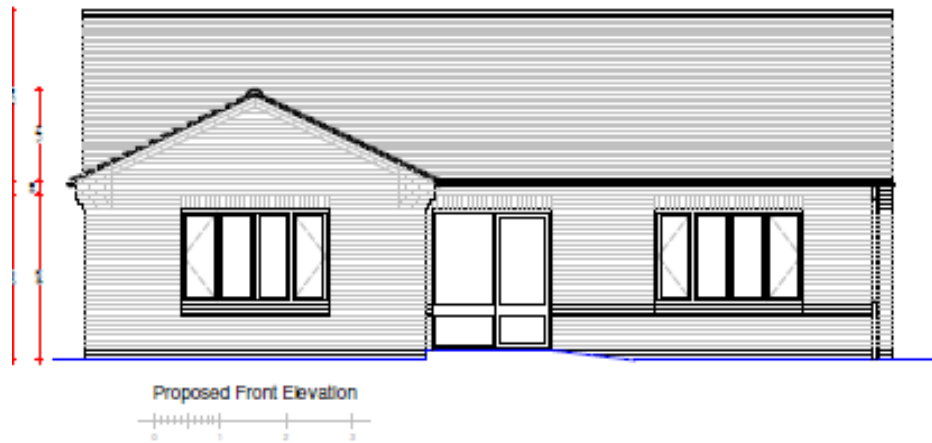
EXISTING SITE PLAN



PROPOSED SITE PLAN



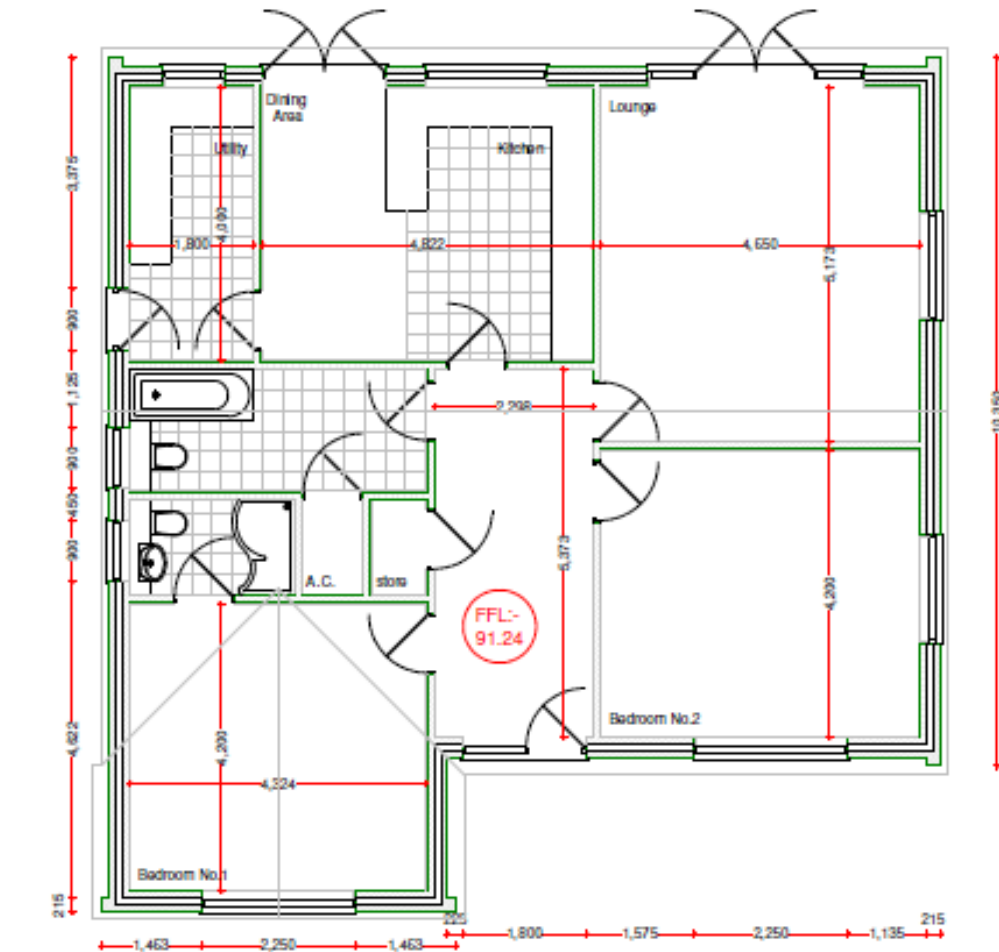
PROPOSED FRONT AND REAR ELEVATIONS



PROPOSED SIDE ELEVATIONS



PROPOSED FLOOR PLANS



PROPOSED GARAGE ELEVATIONS



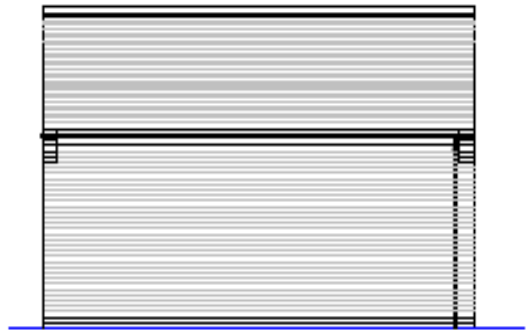
Proposed Front Elevation

0 1 2 3 4 5 6 7 8 9 10



Proposed Side Elevation

0 1 2 3 4 5 6 7 8 9 10



Proposed Rear Elevation

0 1 2 3 4 5 6 7 8 9 10



Proposed Side Elevation

0 1 2 3 4 5 6 7 8 9 10

PROPOSED SITE PLAN

