

# Oadby and Wigston Borough Council

Development Control Committee

28 July 2022



# 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

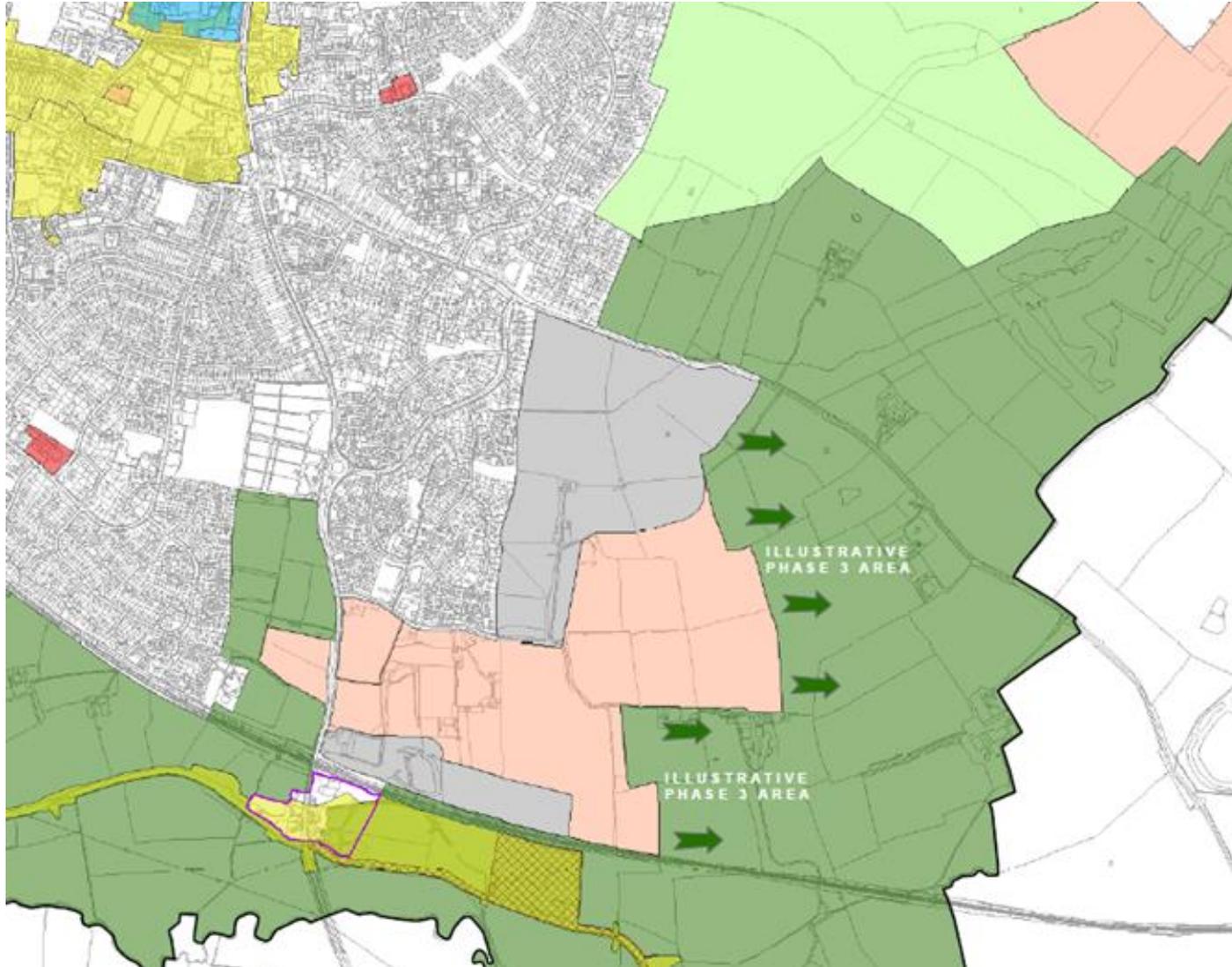
Land South Newton Lane

Wigston

Leicestershire



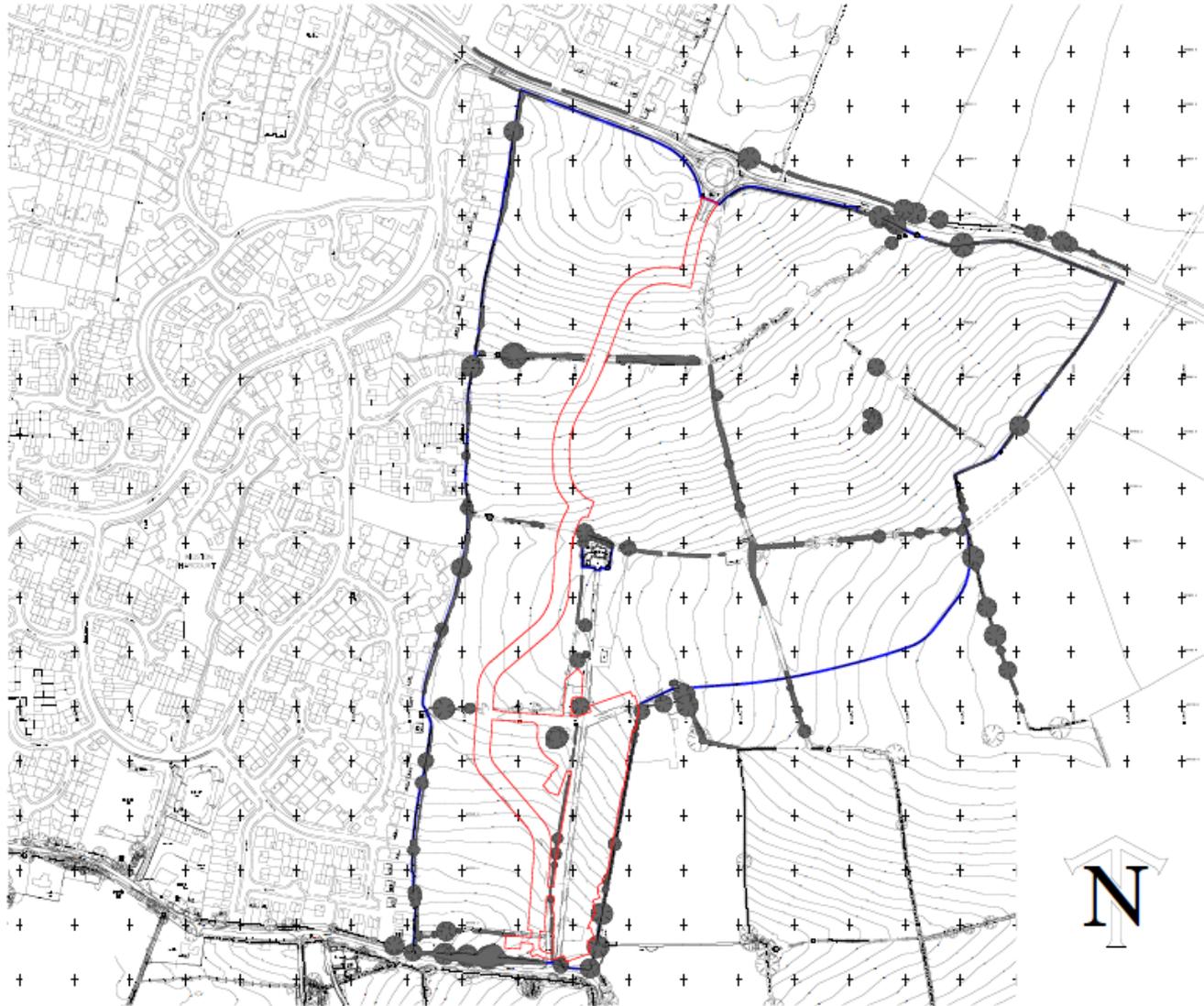
# WIDER DIRECTION FOR GROWTH AREA



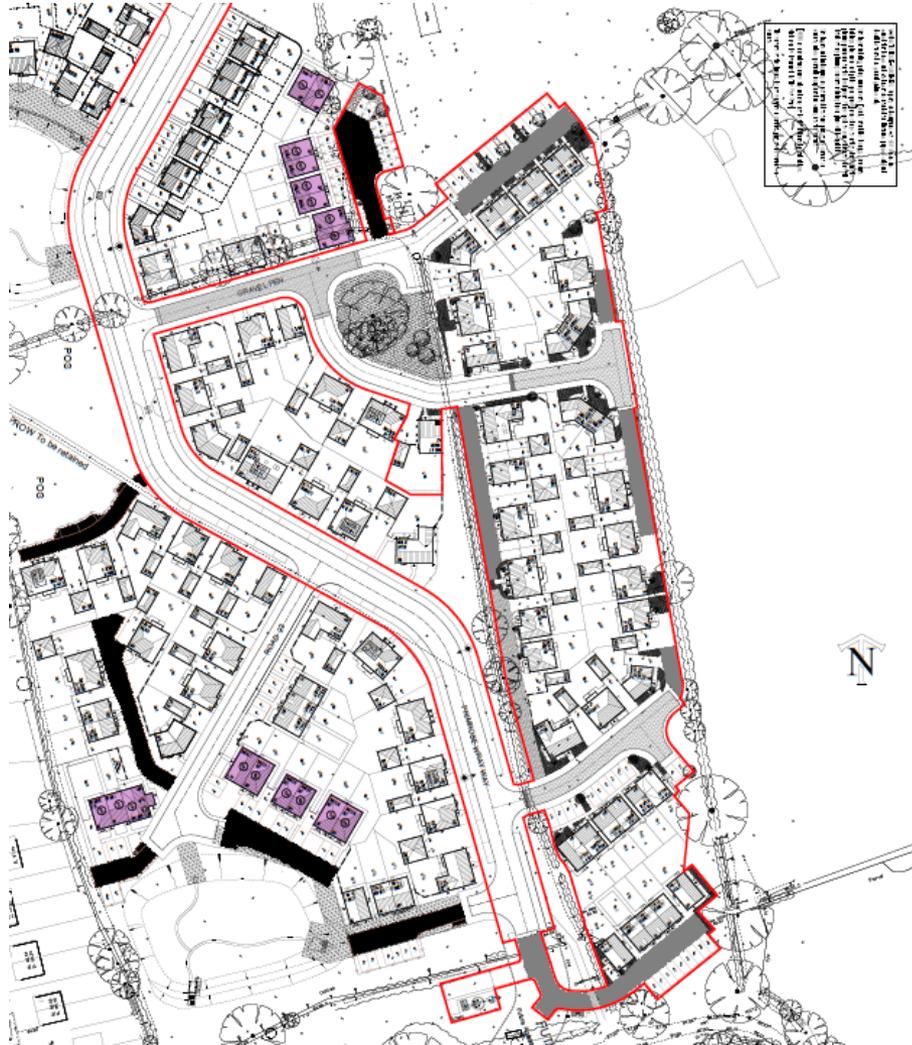
### AERIAL VIEW OF SITE



# LOCATION PLAN



# PROPOSED LAYOUT

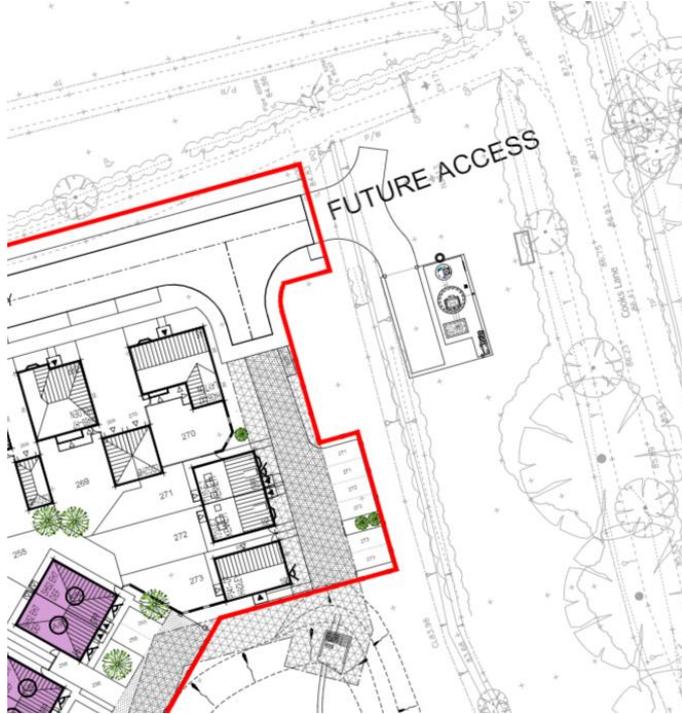


## Legend:

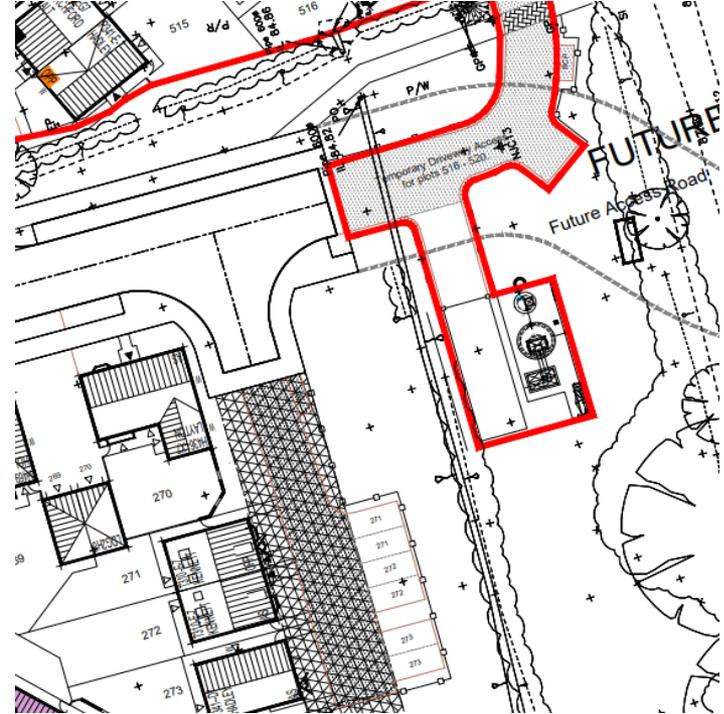
- Existing trees / Hedges to be Retained.
- Existing trees / Hedges to be removed
- 1.8m high Screen wall
- 1.8m high Close boarded fence
- 1m high Four Bar Railing Detail
- 0.45m high Knee Railing Detail
- 1.2m high Post & Rail Detail
- Rear Access Point (1.8m high Timber Gates)
- Denotes Sewer Easement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

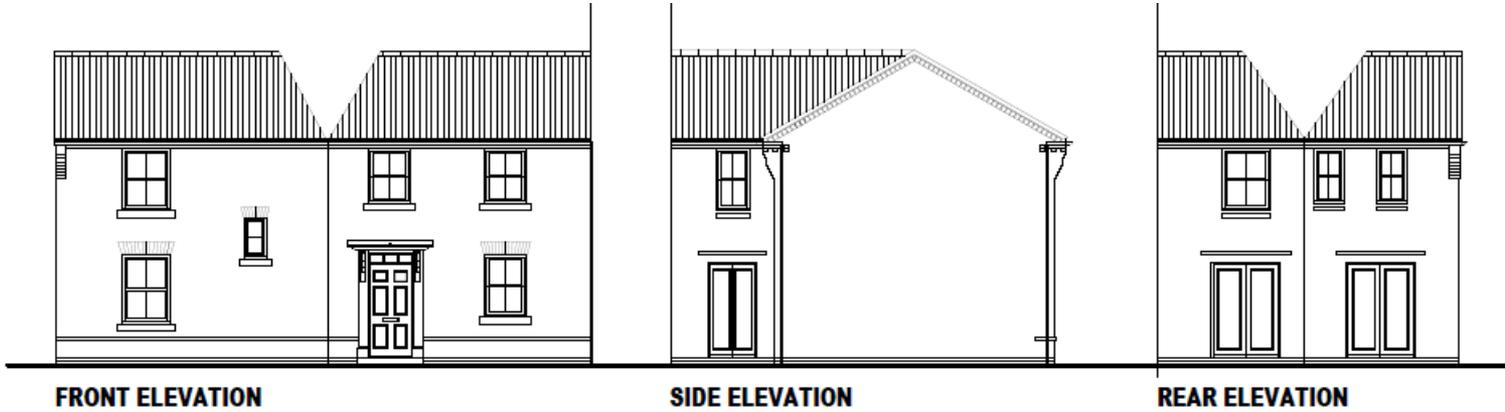
<b>Net Dev Acres</b>	2.57
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<b>PRIVATE</b>						
	Description			Layout Mix		
Housetype Ref	Storey	Beds	Sq.Ft	No. Plots	Total Sq.Ft	% of Mix
P204-7	2	2	620	3	1860	8%
P331-7	2	3	1024	6	6144	15%
P341-7	2	3	1001	5	5005	13%
P382-7	2	3	832	1	832	3%
T310-7	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%
<b>TOTAL</b>				<b>39</b>	<b>45871</b>	<b>100%</b>

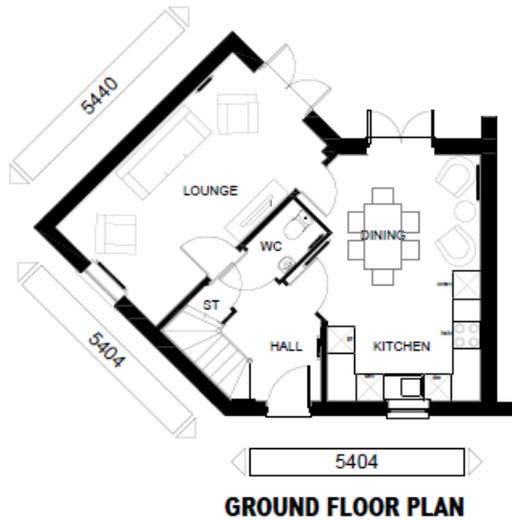




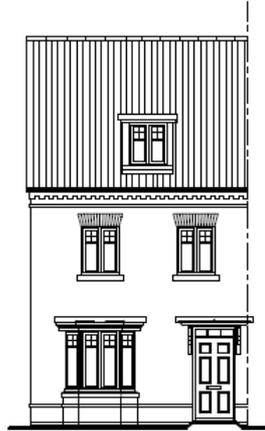
EXAMPLE HOUSE TYPE P331-7



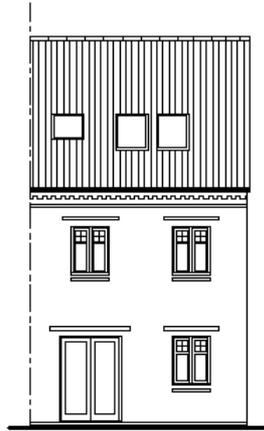
6 no. of this type proposed



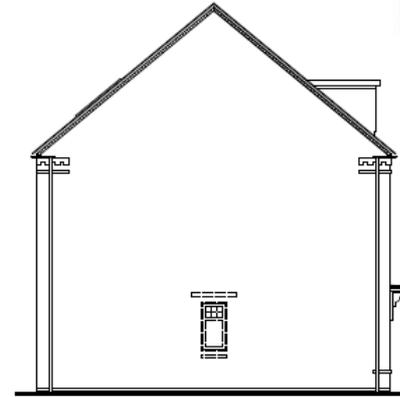
### EXAMPLE HOUSE TYPE T310-7



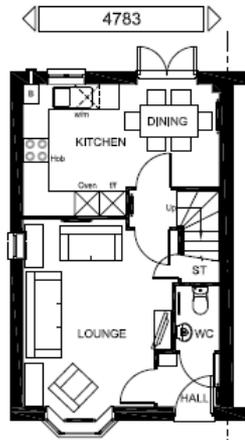
**FRONT ELEVATION**



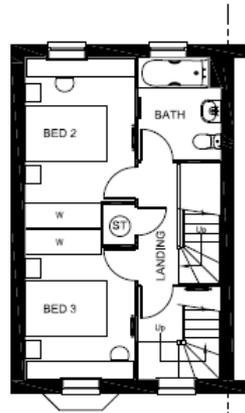
**REAR ELEVATION**



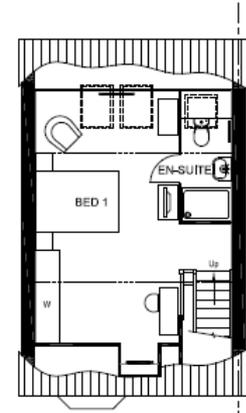
**SIDE ELEVATION**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

9 no. of this type proposed

APR 11 PLAN REF: 10000004



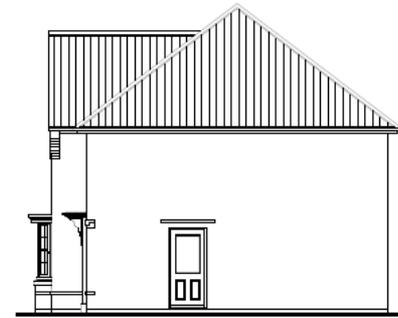
### EXAMPLE HOUSE TYPE H431-7



**FRONT ELEVATION**

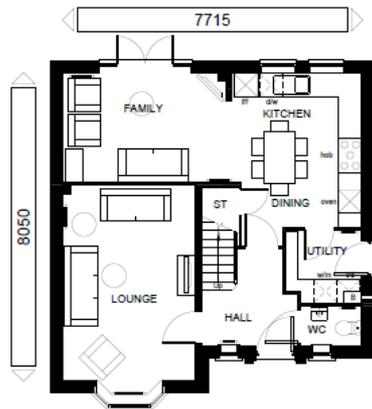


**REAR ELEVATION**



**SIDE ELEVATION**

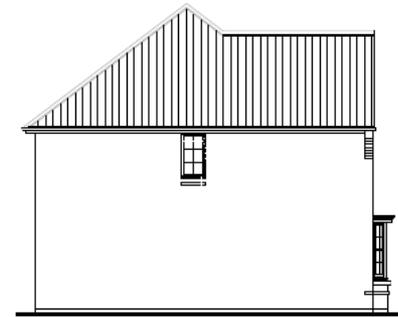
4 no. of  
this type  
proposed



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SIDE ELEVATION**



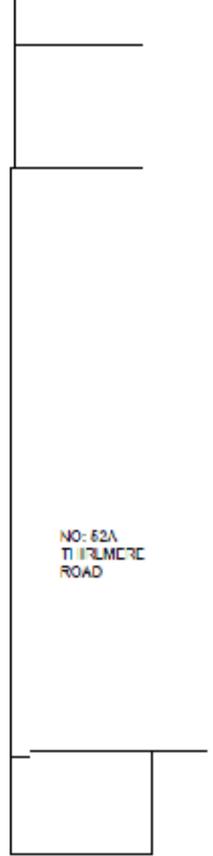
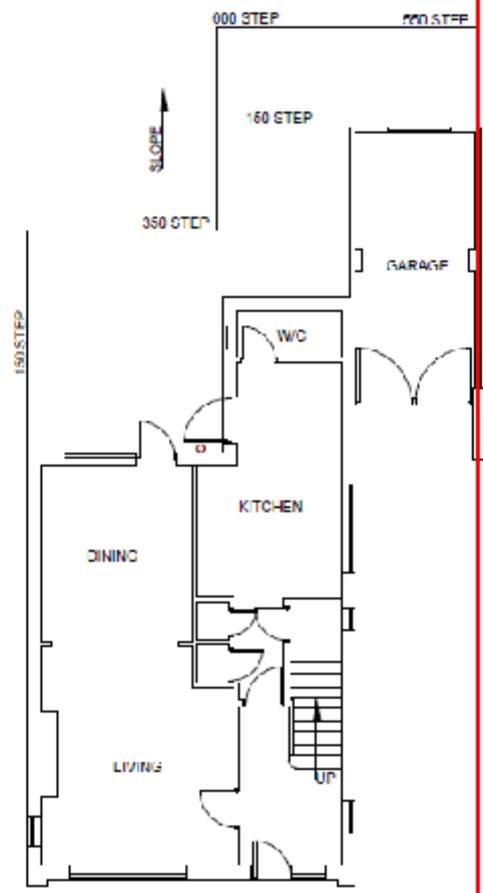
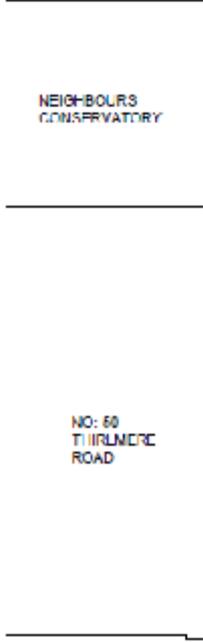
AERIAL VIEW OF SITE



# Application No. 22/00112/FUL

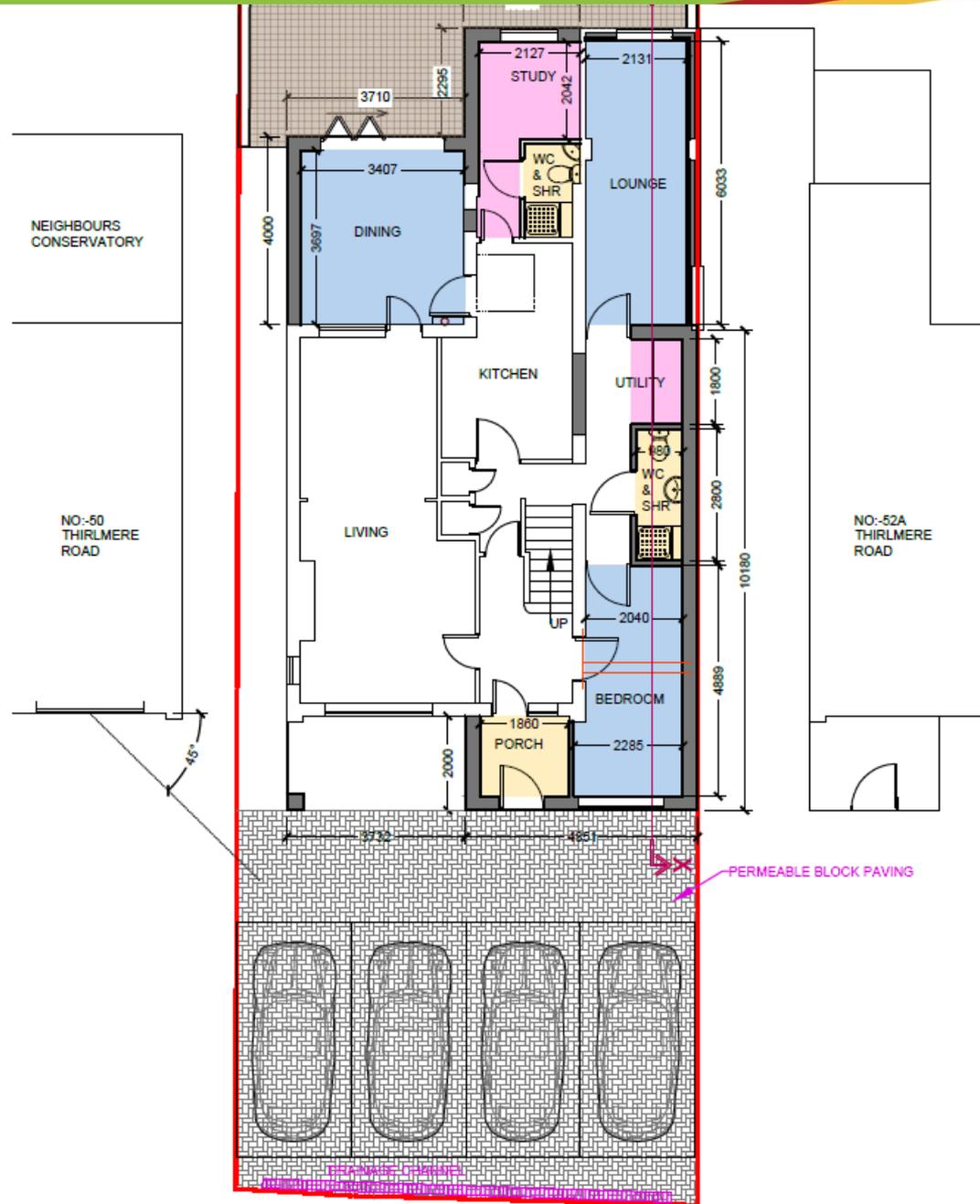
52 Thirlmere Road  
Wigston  
LE18 3RR





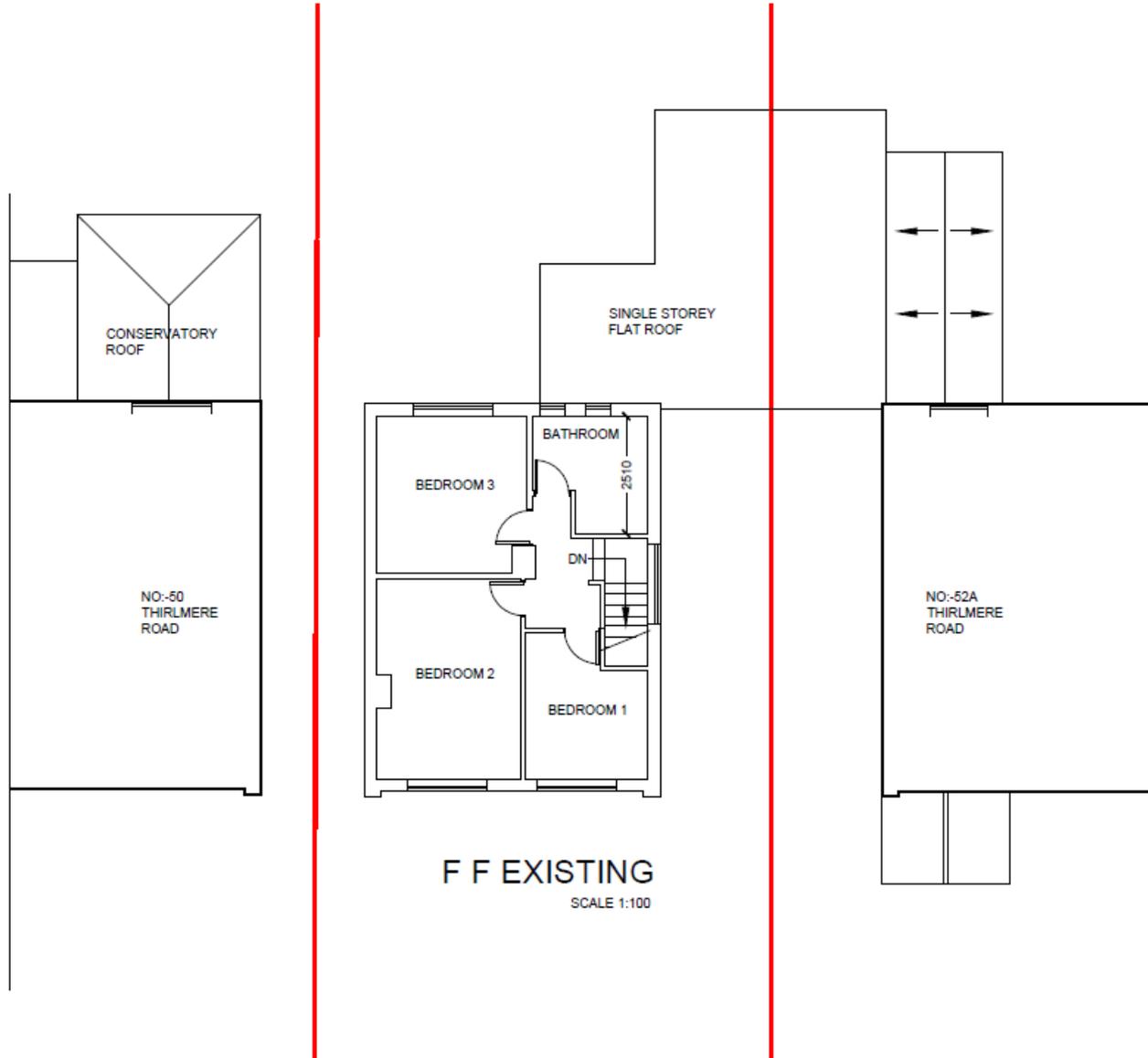
G F EXISTING  
SCALE 1:100

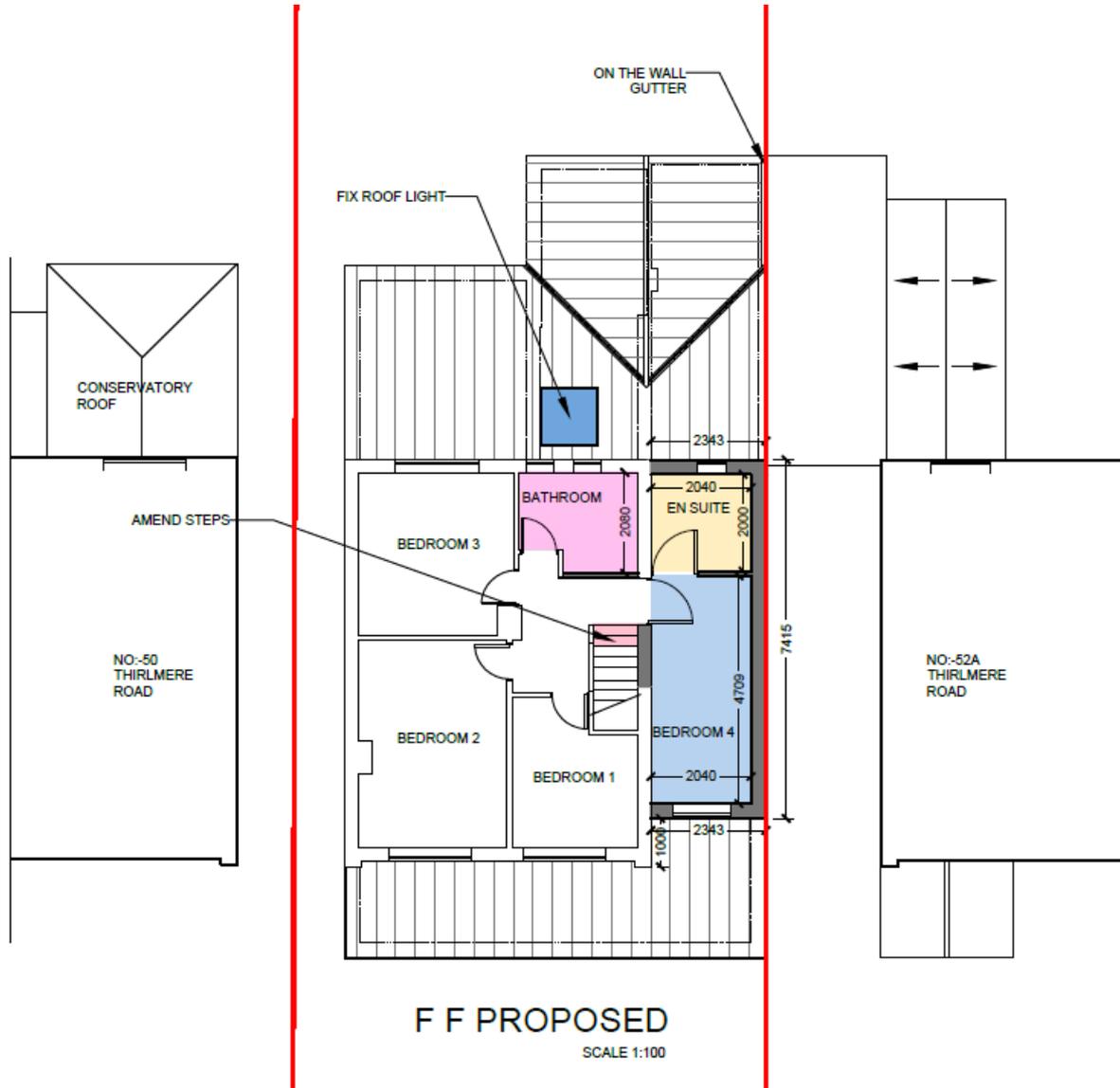


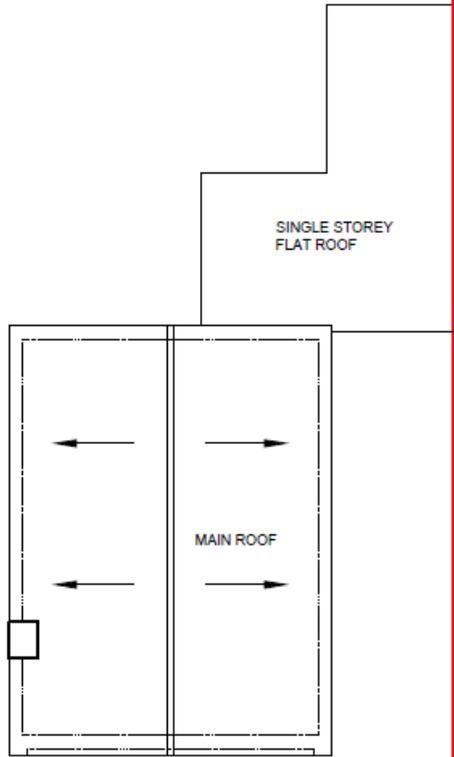


G F PROPOSED

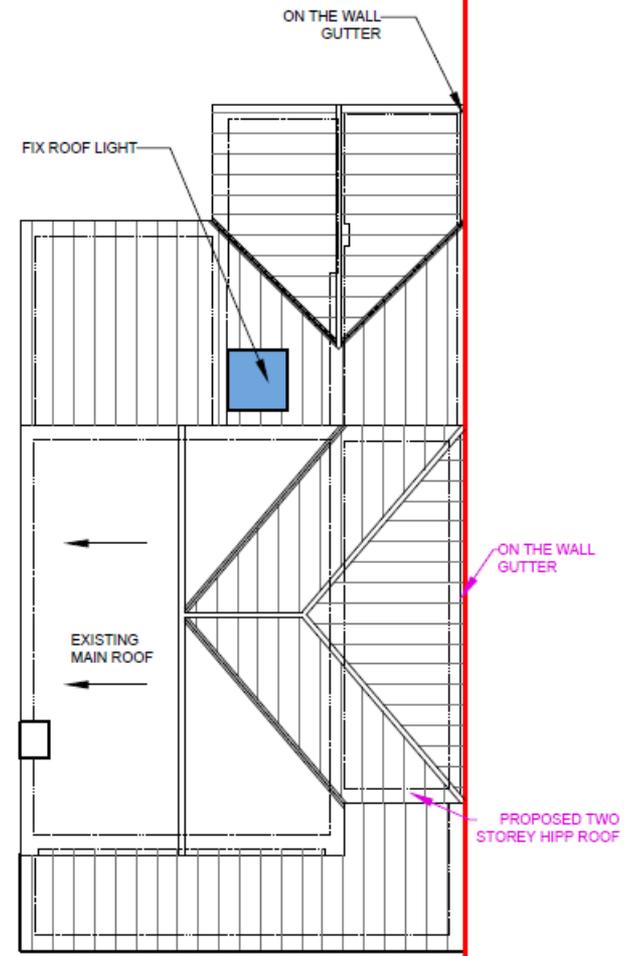








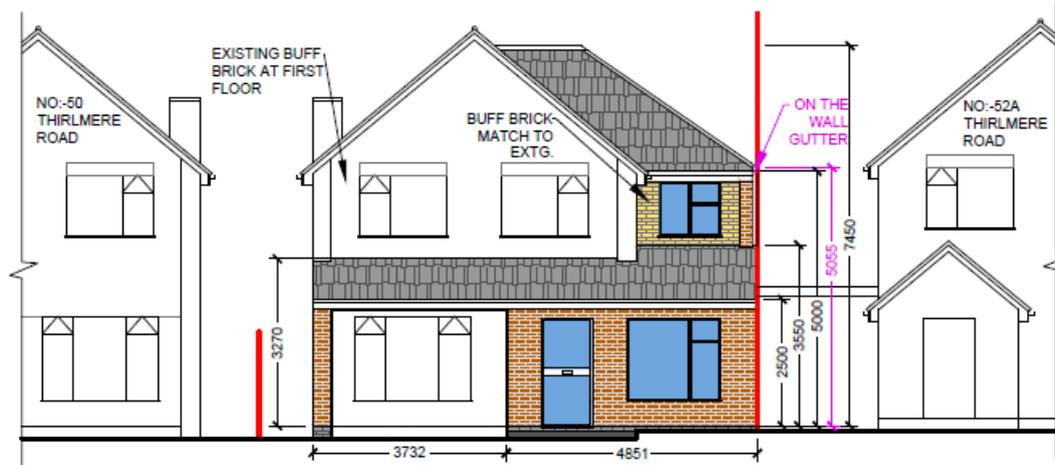
EXISTING  
ROOF PLAN  
SCALE 1:100



PROPOSED  
ROOF PLAN  
SCALE 1:100

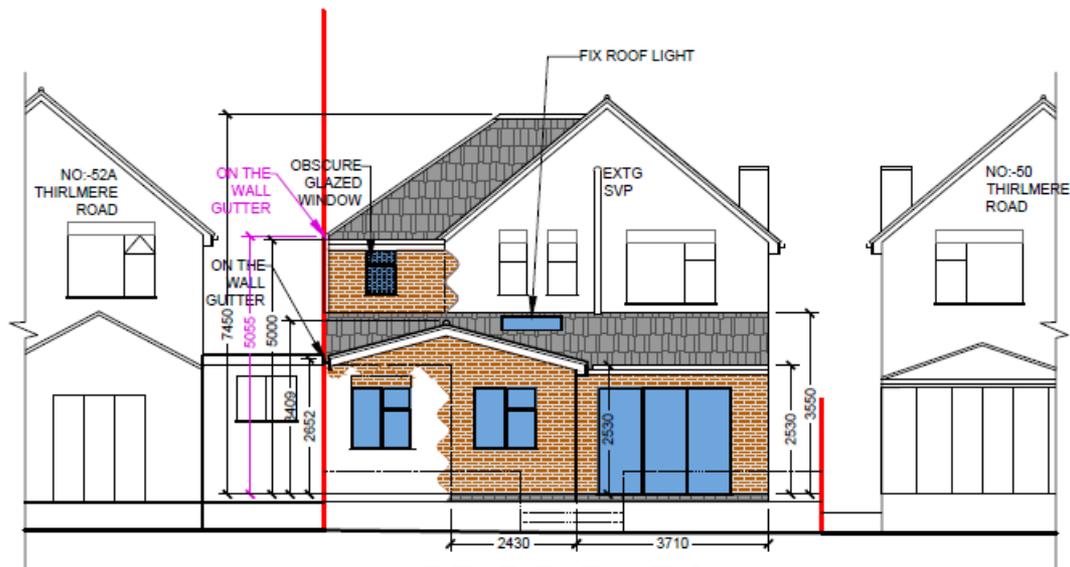


# PROPOSED ELEVATIONS



FRONT ELEVATION

SCALE 1:100

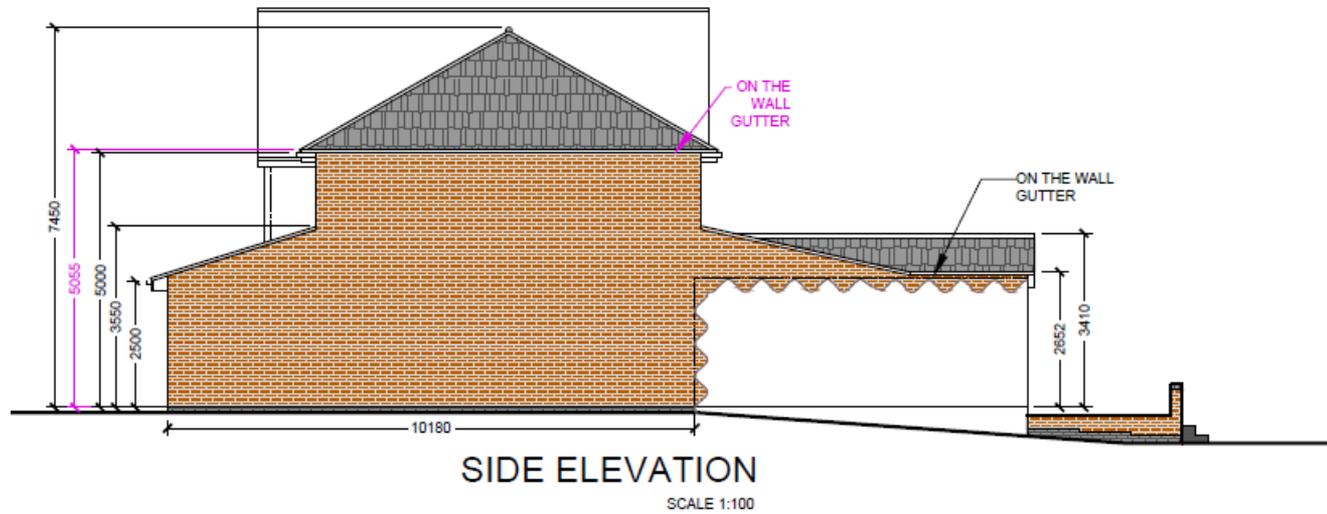
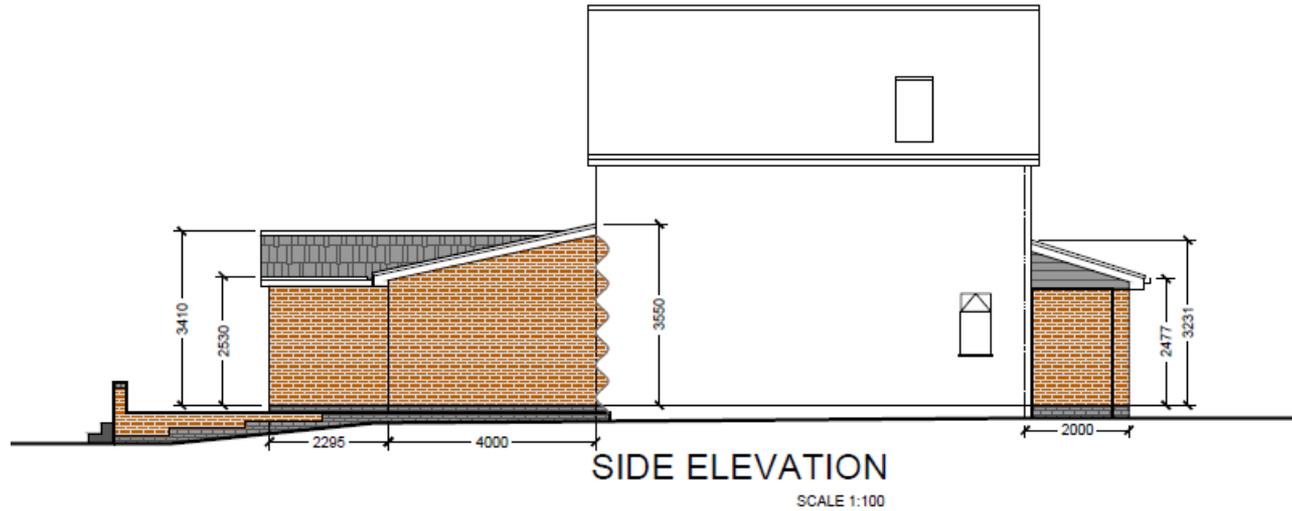


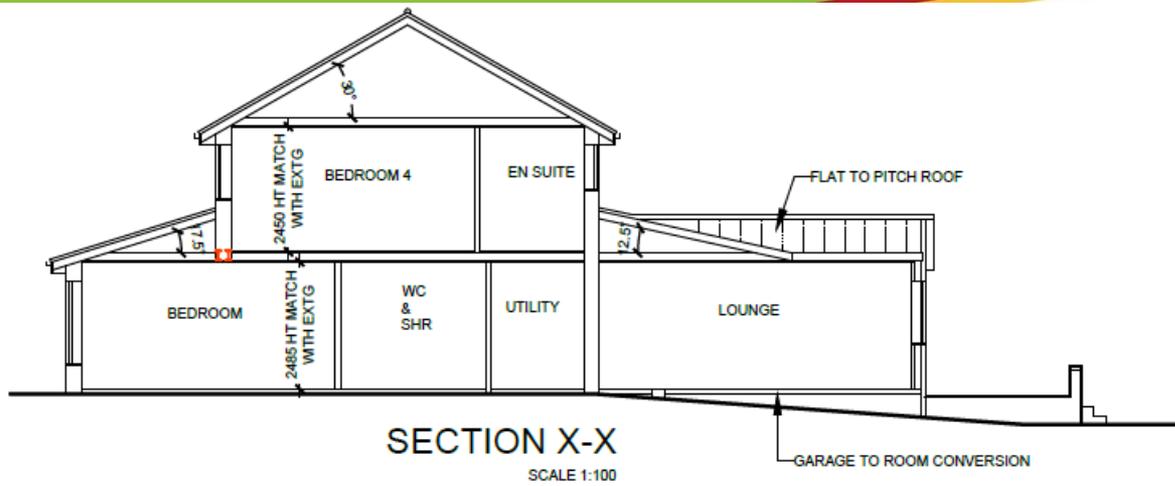
REAR ELEVATION

SCALE 1:100

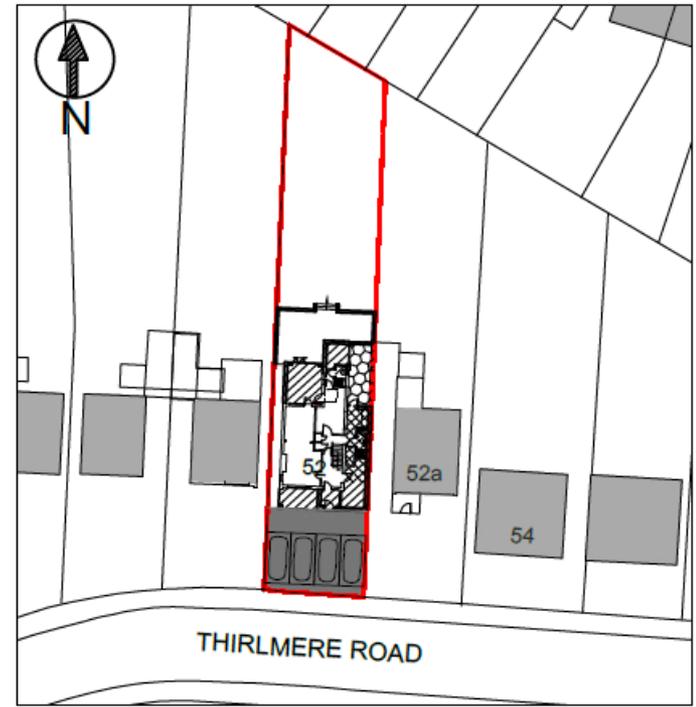


PROPOSED ELEVATIONS





SITE LOCATION 1:1250 1:1250 50m



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

1:500 20m

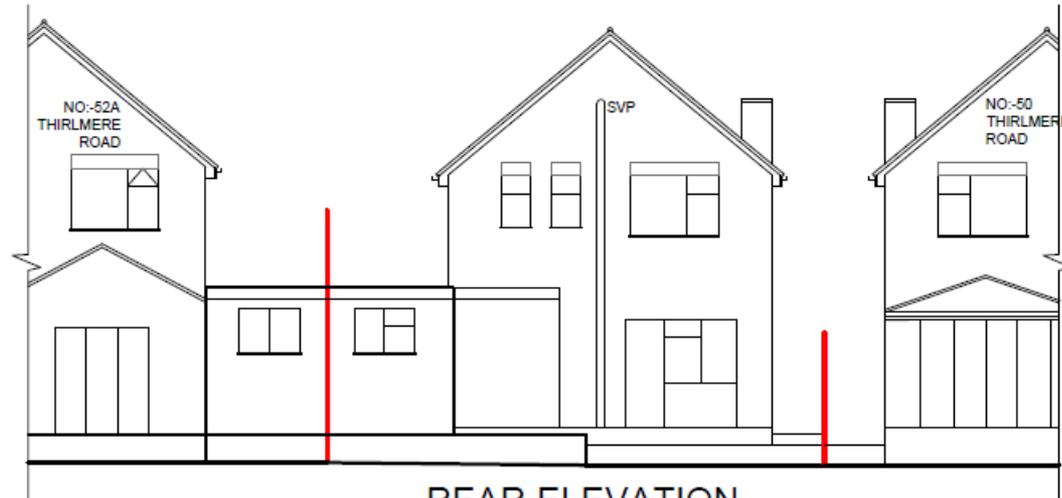


EXISTING ELEVATIONS



FRONT ELEVATION

SCALE 1:100

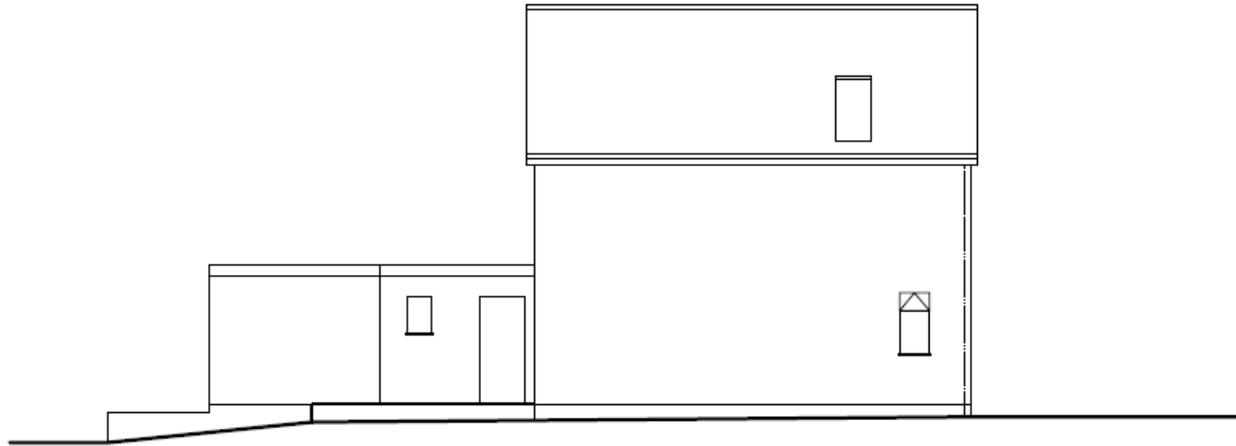


REAR ELEVATION

SCALE 1:100

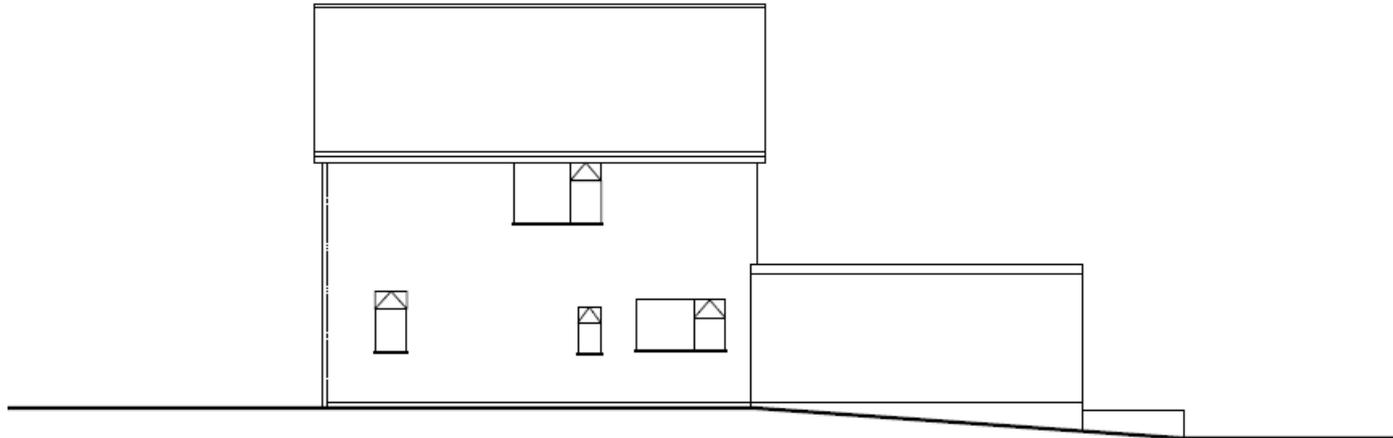


EXISTING ELEVATIONS



SIDE ELEVATION

SCALE 1:100



SIDE ELEVATION

SCALE 1:100







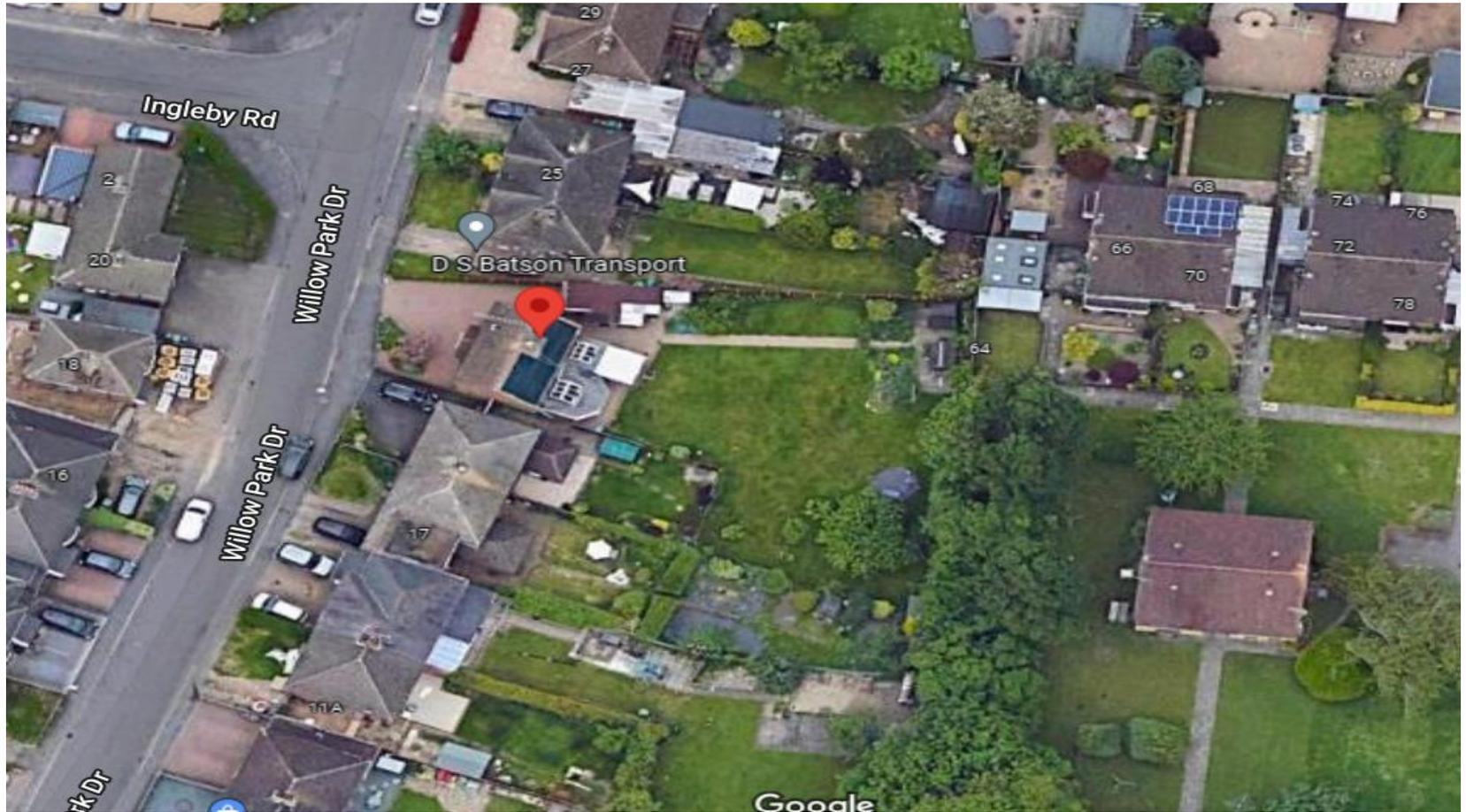


**Application No. 22/00147/REM**

21 Willow Park Drive  
Wigston  
Leicestershire  
LE18 1EB



# AERIAL VIEW OF SITE



# STREET VIEW



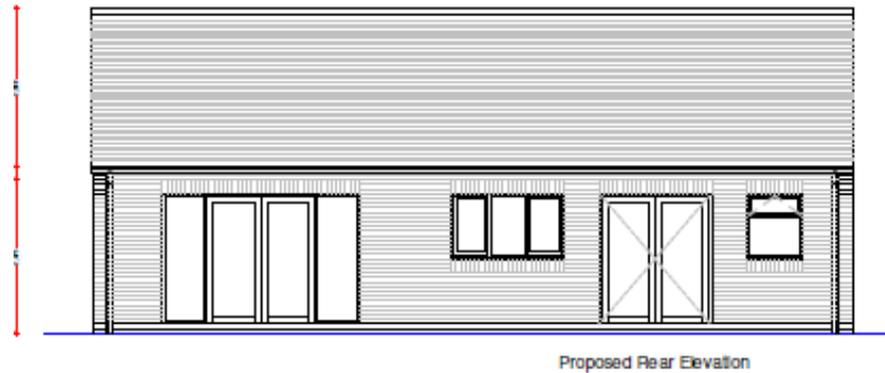
# EXISTING SITE PLAN



# PROPOSED SITE PLAN



# PROPOSED FRONT AND REAR ELEVATIONS



# PROPOSED SIDE ELEVATIONS

IT IS THE RESPONSIBILITY OF THE CLIENT TO CHECK THAT THE PLAN DOES NOT CONTRAVENE OR AFFECT EBN ENACTS OR UNENFORCED BY ORDINANCES. IT IS NOT THE RESPONSIBILITY OF THE DRAWING ROOM (A/B/C/D/E/F/G/H/I/J/K/L/M/N/O/P/Q/R/S/T/U/V/W/X/Y/Z) TO CHECK ANY MATTERS RELATING TO LAND TITLE OR PORTIONS OF PUBLIC DRAWINGS.



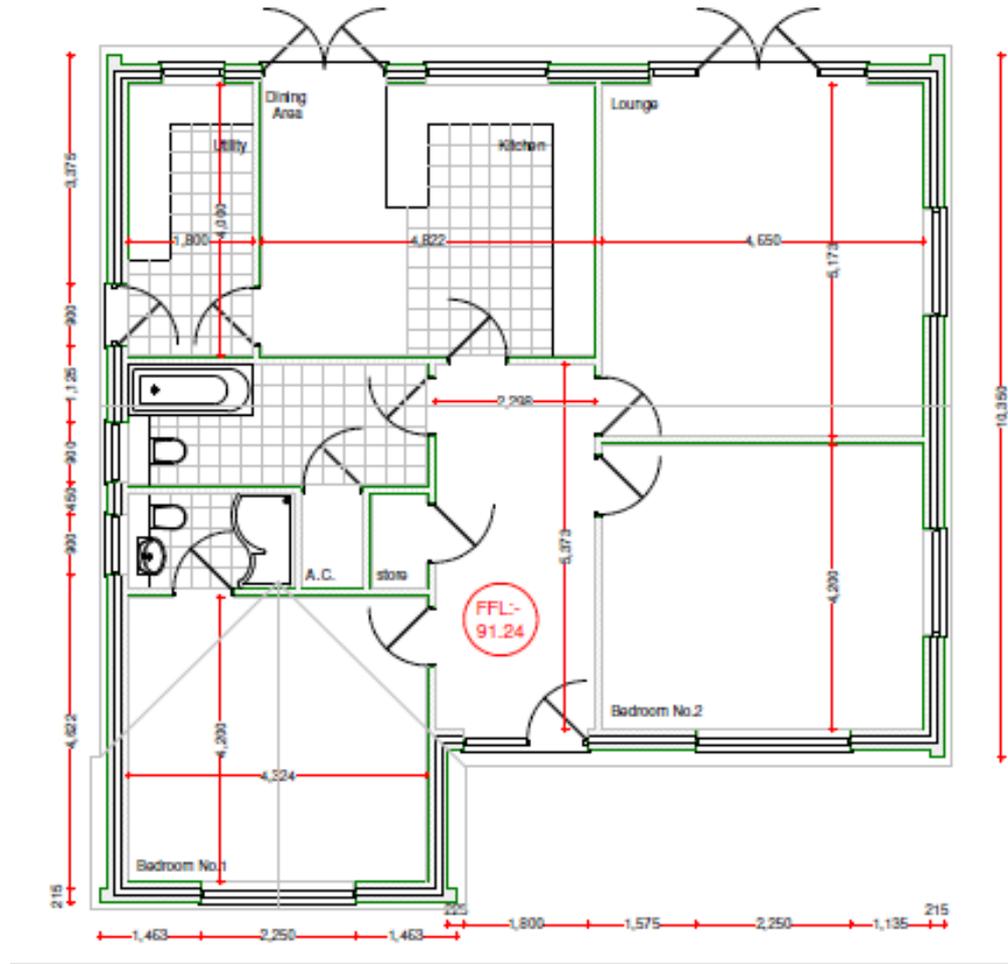
Proposed Side Elevation



Proposed Side Elevation



### PROPOSED FLOOR PLANS



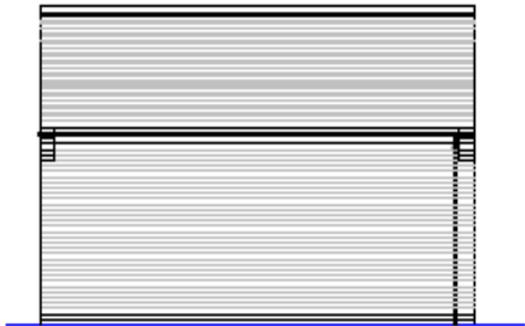
# PROPOSED GARAGE ELEVATIONS



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation



# PROPOSED SITE PLAN

