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**North
Northamptonshire
Council**

Meeting: Area Planning Committee (Wellingborough)
Date: Wednesday 15th December, 2021
Time: 7.00 pm
Venue: Council Chamber, Council Offices, Swanspool House, Doddington Road,
Wellingborough, Northants, NN8 1BP

To:


Members of the North Northamptonshire Area Planning Committee (Wellingborough)

**Councillors Clive Hallam (Chair), Malcolm Waters (Vice Chair), Paul Bell, Matt Binley,
Jonathan Ekins, Ken Harrington, King Lawal, Lora Lawman and Malcolm Ward**

Substitute:

Councillor Philip Irwin

Agenda			
Item	Subject	Presenting Officer	Page no.
01	Apologies for non-attendance		
02	Members' Declarations of Interest		
03	Minutes of the meeting held on 13 October 2021		5 - 14
Items requiring a decision			
04	Planning Application NW/2001/00727/FUL 5 North Street, Mears Ashby Single storey one bedroom annexe attached to an existing detached garage Recommendation: Grant	Relevant Case Officer	15 - 24
05	Planning Application NW/21/00794/FUL 74 Roberts Street, Wellingborough Creation of a new 3 bedroom detached house, a new vehicular access, hardstanding for the parking of vehicles, boundary treatments and landscaping Recommendation: Grant	Relevant Case Officer	25 - 44

06	<p>Planning Application NW/21/00843/VAR 15 Chequers Lane, Grendon Application seeks to vary conditions 1 (approved plans), 4 (driveways laid out), 7 (CEMP), 8 (boundary treatment), 11 (location of refuse/recyclable materials), 14 (detailed landscaping scheme), 16 (details of ground surface areas), 17 (lighting of private driveways), 18 (details of electrical charging points) and 19 (new nesting opportunities for birds, bats and insects) following grant of planning permission reference WP/19/00541/FUL and the regularisation of the siting of plots 4 and 5, the raising and repositioning of the rear bedroom window serving plot 4; the repositioning of the two parallel parking spaces serving plot 5; an amendment to the layout of the private driveway including the removal of a section of block paving and replacement with tarmac and the addition of stone lintels to plots 4 and 5 and removal of brick window headers (Amended description and amended plans) Recommendation: Grant</p>	Relevant Case Officer	45 - 84
07	<p>Planning Application NW/21/00898/VAR 120-140 Glebe Road, Mears Ashby Application for the removal of condition 17 (the 2,485 square metre event building (Building C) shall be used for D2 leisure purposes which shall include but not be limited to ice skating, roller skating, events based on horticulture, cookery and food and shall not be used for retail sales of plants or goods or for the display for sale of plants or goods) under planning permission reference WP/20/00272/FUL. To allow garden furniture/outdoor living goods sales in approved Building C Recommendation: Grant</p>		85 - 102
Items to note			
08	Appeal information		103 - 104
09	Delegated Officers' Report		105 - 130
010	Close of meeting		
<p>Adele Wylie, Monitoring Officer North Northamptonshire Council</p>  <p>Proper Officer Tuesday 7 December 2021</p>			

The reports on this agenda include summaries of representations that have been received in response to consultation under the Planning Acts and in accordance with the provisions in the Town and Country Planning (Development Management Procedure) Order 2015.

This agenda has been published by Democratic Services.
Committee Administrator: Fiona Hubbard

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ITEM	NARRATIVE	DEADLINE
Members of the Public Agenda Statements	Requests to address the committee must be received by 12 Noon on the day before the meeting. Speakers will be limited to speak for 3 minutes.	12 Noon Tuesday 14 December 2021
Member Agenda Statements	A request from a Ward Councillor must be received by 12 Noon on the day before the meeting. The Member will be limited to speak for 5 minutes.	12 Noon Tuesday 14 December 2021

Please see the [procedures for speaking at the Planning Committee](#) before registering to speak.

If you wish to register to speak, please contact the Committee Administrator, Fiona Hubbard.

Members' Declarations of Interest

Members are reminded of their duty to ensure they abide by the approved Member Code of Conduct whilst undertaking their role as a Councillor. Where a matter arises at a meeting which **relates to** a Disclosable Pecuniary Interest, you must declare the interest, not participate in any discussion or vote on the matter and must not remain in the room unless granted a dispensation.

Where a matter arises at a meeting which **relates to** other Registerable Interests, you must declare the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but must not take part in any vote on the matter unless you have been granted a dispensation.

Where a matter arises at a meeting which **relates to** your own financial interest (and is not a Disclosable Pecuniary Interest) or **relates to** a financial interest of a relative, friend or close associate, you must disclose the interest and not vote on the matter unless granted a dispensation. You may speak on the matter only if members of the public are also allowed to speak at the meeting.

Members are reminded that they should continue to adhere to the Council's approved rules and protocols during the conduct of meetings. These are contained in the Council's approved Constitution.

If Members have any queries as to whether a Declaration of Interest should be made please contact the Monitoring Officer at – monitoringofficer@northnorthants.gov.uk

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Minutes of the Area Planning Committee Wellingborough

held at 7:00 pm on Wednesday 13th October, 2021 in the Council Chamber, Council Offices, Swanspool House, Doddington Road, Wellingborough, Northants, NN8 1BP

Present:-

Members

Councillor Clive Hallam (Chair)
Councillor Paul Bell
Councillor Matt Binley
Councillor Jonathan Ekins

Councillor Malcolm Waters
Councillor Ken Harrington
Councillor King Lawal
Councillor Malcolm Ward

Officers

Mr J Upton (Principal Planning Manager)
Mrs D Kirk (Senior Development Management Officer)
Ms K Skingley (Senior Development Management Officer)
Mr N Bell (Legal Adviser)
Mrs F Hubbard (Senior Democratic Services Officer) (Committee Administrator)
Mrs E Robinson (Democratic Services Support Officer)

1 Apologies for non-attendance

RESOLVED to note an apology was received from Councillor Lora Lawman.

2 Declarations of Interest

RESOLVED to note there were no declarations received.

3 Minutes of the meeting held on 15 September 2021

RESOLVED that the minutes of the planning committee held on 15 September 2021, be confirmed and signed.

4 Applications for planning permission, listed building consent and appeal information

The Committee considered the planning application report and noted additional information on the applications included in the late letters' list.

(i) Planning application NW/21/00497/FUL – Parochial Rooms adjacent 13 College Street, Wollaston

The Committee considered an application for a change of use from function hall to residential class C3. Including the subdivision of one building into two x two bed dwellings. Single storey section of the function hall to be demolished and the land subdivided to provide bike/bin storage area for the two new units and

the remainder to be incorporated into 13 College Street as residential garden at the Parochial Rooms adjacent 13 College Street, Wollaston for Mr J French.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Senior Development Management Officer presented the report giving full and comprehensive details.

It was recommended that planning permission be granted subject to the conditions set out in the report and also the updated wording in relation to Conditions 1 and 4 referred to in the late letters' list.

A request to address the meeting had been received from the applicant. The committee was given the opportunity to ask questions of clarification.

The applicant addressed the committee and explained how he had tried to preserve the heritage and character of the building and maintain it in keeping with the surrounding area. He considered he had appeased the comments made by local residents, the planning officer and the conservation officer. In relation to parking he considered the proposal was the least amount of disruption of the options available.

The Chair then invited the committee to determine the application.

It was proposed by Councillor King Lawal and seconded by Councillor Jon Ekins that planning permission be granted.

On being put to the vote, the motion for approval was unanimously carried.

RESOLVED that planning permission be granted subject to the following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following plans/details:
Proposed floorplans and elevations JF/21/126-02 Rev C (registered 4 October 2021)
Location and Block Plan JF/21/126-03 Rev B (registered 27 September 2021)

Reason: To ensure that the development is carried out in accordance with the approved plans and will form a satisfactory form of development.

3. Prior to first occupation of the development hereby approved proposals for minimising emissions to air from space heating systems shall be submitted to the local planning authority for approval and the approved heating systems shall be installed on site prior to occupation of the dwellings and shall be maintained in working order thereafter.

Reason: To comply with policy 8(e), (ii), of the North Northamptonshire Joint Core Strategy and Air Quality Supplementary Planning Guidance

4. Prior to the first occupation of the development hereby approved, all new external doors and windows, including the rooflights will be installed in accordance with details that shall have been first submitted for approval in writing by the local planning authority. Details shall include as a minimum details of all proposed external doors, windows and conservation rooflights, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, finish, and ironmongery and detail the levels of obscuration and opening.

Reason: To ensure that the new work harmonises with the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with policy 2 (a) and policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

5. Prior to the first occupation of the development hereby approved, works to the porches will have been undertaken in accordance with a method statement setting out the approach to the repair and restoration of the two front porches that shall have been first submitted to and approved in writing by the local planning authority.

Reason: To ensure that the new work harmonises with the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with policy 2 (a) and policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

6. Prior to first occupation of the approved development the bin and bike storage area must have been installed, in accordance with details that will have been first submitted to and approved in writing by the local planning authority. The details must include as a minimum, drawings showing the form and finish and materials to be used.

Reason: In the interests of visual amenity and the character of the area in accordance with policy 8 (d) (i) and (ii) and Policy 2 (a) of the North Northamptonshire Joint Core Strategy

7. Prior to the first occupation of the development hereby approved, the external finishes to the west (street facing) elevation shall have been completed in accordance with a schedule that will have been submitted to the local planning authority for approval in writing.

Reason: To ensure that the new work harmonises with the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with policy 2 (a) and policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

8. Notwithstanding the approved details, prior to the first occupation of the development hereby approved boundary treatments will have been installed in accordance with details that have been submitted to and approved in writing by the local planning authority. The details shall include a boundary treatment plan (at a minimum scale of 1:100) detailing the position of all proposed and retained boundary treatments and annotated or accompanied by a schedule specifying the type, height, composition and appearance of the boundary treatment throughout the site. The boundary treatments will be retained as approved unless otherwise agreed in writing by the local planning authority.

Reason: To protect the external character and appearance of the area and to minimise the effect of development on the area in accordance with policy 8 (e) (i) and policy 2 (a) of the North Northamptonshire Joint Core Strategy

9. Prior to the first occupation of the development hereby approved a lighting plan will have been submitted to and approved in writing by the local planning authority, setting out the location and type of any external lighting to be fitted at the site. The development shall thereafter be carried out in accordance with the approved details prior to the first occupation and shall be subsequently retained in that form thereafter.

Reason: To protect the external character and appearance of the area and to minimise the effect of development on the area in accordance with policy 8 (e) (i) and policy 2 (a) of the North Northamptonshire Joint Core Strategy

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 2015 (or any order revoking, re-enacting or modifying that Order), the ground floor windows on the eastern elevation shall be non-opening and shall be fitted with obscure glass and thereafter maintained in this condition at all times. The level of obscurity shall be a minimum level 3; of the Pilkington range of Textured Glass or equivalent. The windows shall not be altered to clear glazing or opening without the specific grant of planning permission from the local planning authority.

Reason: To preserve the amenity and privacy of the adjoining residential occupiers in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development covered by Class A, AA, B, C, D and E; of Schedule 2 to

that Order shall be carried out without the specific grant of planning permission from the local planning authority.

Reason: To ensure that any development at the site harmonises with the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with policy 2 and policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

12. The provision of ducting, allowing for providing fibre optic cable into each individual dwelling to enable superfast broadband shall be installed prior to the first occupation of each dwelling.

Reason: To ensure the development is served by superfast broad band in accordance with policy T4 of the Wollaston Neighbourhood Plan.

13. The dwellings hereby approved shall incorporate measures to limit water use to no more than 105 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations (2015).

Reason: To ensure that the development complies with policy 9 of the North Northamptonshire Joint Core Strategy.

14. The dwellings hereby approved shall be built to meet the requirements of the national Accessibility Standards in category 2 (accessible and adaptable dwellings) in accordance with the schedule of the Approved Document M of the Building Regulations (2015).

Reason: To ensure that the development complies with the national accessibility standards and policy 30 (c) of the North Northamptonshire Joint Core Strategy.

15. No dwellings shall be occupied until the bin store shown on the approved plans has been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated bin storage area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

16. Prior to the first occupation of the development hereby approved, bird boxes (1 for each dwelling) shall be erected on a suitable part of the residential property.

Reason: To maintain and enhance local biodiversity and ecology in accordance with Policy 4 (b) (c) of the North Northamptonshire Joint Core Strategy.

(ii) Planning application NW/21/00540/REM – Land adjacent 79-81 Farndish Road and rear 2 to 26 James Street, Farndish Road, Irchester

The Committee considered an application for a reserved matters application for the erection of up to 75 dwellings for residential use including details of the appearance, landscaping, layout and scale pursuant to planning permission ref: WP/19/00154/OUT on land adjacent 79-81 Farndish Road and rear 2 to 26 James Street, Farndish Road, Irchester for Mulberry Property Developments Limited.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Senior Development Management Officer presented the report giving full and comprehensive details.

It was recommended that the reserved matters consent be granted subject to the conditions set out in the report.

A request to address the meeting had been received from Councillor Jon-Paul Carr (Ward Councillor) and the committee was given the opportunity to ask questions for clarification.

The Ward Councillor thanked all parties involved with this development. He raised concerns regarding the footpath from the site and highway queries which were clarified by the Senior Development Management Officer.

The Chair then invited the committee to determine the application.

It was proposed by Councillor Paul Bell and seconded by Councillor Ken Harrington that the reserved matters consent be granted.

On being put to the vote, the motion for approval was unanimously carried.

RESOLVED that reserved matters consent be granted subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following drawings:
Received 14 June 2021
18870/1005 Location Plan
18870/1016 Views to St Katharine's Church Plan
RDC1159/110 2 Bed Bungalow + Study
RDC1159/111 Beacon V1 House details
RDC1159/112 Abbey House details
RDC1159/113 Farnwell House details
RDC1159/114 Warwick House details
RDC1159/115 Carlton House details

RDC1159/118 Pitsford House details
RDC1159/119 Yardley House details
RDC1159/121 Blenheim Floor Plans
RDC1159/123 Sherbourne Elevations
RDC1159/124 Sherbourne Plans
RDC1159/125 Harrington Elevations
RDC1159/126 Harrington Plans
RDC1159/127 Carlton V2
RDC1159/130 Beacon Render
RDC1159/131 Abbey Render
RDC1159/132 Farnwell Render
RDC1159/133 Warwick Render
RDC1159/134 Carlton Render
RDC1159/135 Humberstone Render
RDC1159/136 Foxtan Render
RDC1159/137 Yardley Render
RDC1159/138 Sherbourne Elevations Render
RDC1159/139 Sherbourne Plans Render
RDC1159/140 Carlton V2 Render
RDC1159/150 1 Bed Flats Elevations
RDC1159/151 1 Bed Flats Plans
RDC1159/152A 1 Bed Bungalow
RDC1159/153 Sheldon
RDC1159/154 Kingbury
RDC1159/155 Shipley
RDC1159/156 4B Narrow
RDC1159/157A 3B5P
RDC1159/160A Single Garage
RDC1159/161 Double Garages
RDC1159/162 Substation
RDC1159/163 Bin Store

Received 10 Sept 2021

18870/1007B Refuse Strategy Plan
18870/1008B Fire Vehicle Tracking
18870/1009B Car Parking Strategy
18870/1010B Open Space Strategy
18870/1011B Materials Layout Plan
18870/1017A Movement Plan
GL1552 01 B Detailed Landscaping Proposals (Sheet 1 of 2)
GL1552 02 B Detailed Landscaping Proposals (Sheet 2 of 2)
RDC1159/120B Blenheim Elevations
RDC1159/158C Beacon V2
RDC1159/159C Beacon V2 Render

Received 21 Sept 2021

18870/1006C Planning Layout
18870/1015B Boundary Treatment Plan

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009

2. Nothing herein shall be deemed to affect or vary the conditions imposed on outline planning permission reference WP/19/00154/OUT; dated

01.03.2021; which shall continue in full force and effect, in so far they are expressly varied by conditions hereby imposed.

Reason: For the avoidance of doubt and in accordance with best practice guidance set out in paragraph 022 of the National Planning Practice Guidance.

3. No dwelling or dwellings shall be occupied until the streets affording access to those dwellings has been completed to wearing course.

Reasons: To ensure that the streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety in accordance with policies 8 (b) (i) and 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

4. No dwellings shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

5. All hard and soft landscape works shall be carried out in the first planting season following the occupation of the associated dwelling in that phase or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with policy 3 (a), (b) and (e) of the North Northamptonshire Joint Core Strategy.

6. Before the first occupation of each associated dwelling the boundary treatment shown on the approved plans shall be installed or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form.

Reason: To reduce opportunities for crime and aid security in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

7. No dwelling shall be occupied until the associated refuse store, and or facilities allocated for storing of recyclable materials has been completed in accordance with the approved plans or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

8. No building hereby permitted shall be occupied until the associated car/vehicle parking area shown on drawing has been constructed, surfaced and permanently marked out or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form. The car parking area provided shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

9. Prior to the commencement of development above slab level, details of the proposed lighting scheme for the lighting of the shared private driveways, shared parking courts and pedestrian routes shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the lux levels of each light and a plan showing the position, type and extent of the lighting over the area to be lit. The approved scheme shall be implemented prior to the first occupation of the associated dwelling and/or pedestrian route and shall be retained in that form thereafter or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form.

Reason: To ensure that there is adequate lighting over the associated private driveways and to reduce the fear of crime through the creation of a safe environment and accord with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

10. The development hereby approved shall be carried out in accordance with the materials specified on the approved 18870/1011B Materials Layout Plan.

Reason: To ensure that the external appearance of the building is satisfactory and to not detract from the character and appearance of the area in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

11. In the event that any unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy 6 of the North Northamptonshire Joint Core Strategy.

12. Prior to the construction of the development above slab in level, a scheme for the provision of charging points for electric vehicles shall be submitted to and approved in writing by the local planning authority. The scheme shall identify the dwellings that will benefit from a charging point for electric vehicles, the location of any charging point for electric vehicles and the type of charging point to be installed. The scheme shall be implemented prior to the first occupation of each dwelling on that phase to which the charging point shall relate.

Reason: To negate the effects of the development on local air quality and accord with advice contained within 112 (e) of the National Planning Policy Framework.

5 Delegated Officers' Report

RESOLVED to note the Delegated Officers' report.

6 Close of Meeting

The meeting closed at 7:29 pm.

Chair

Date



North Northamptonshire Area Planning Committee (Wellingborough)

15 December 2021

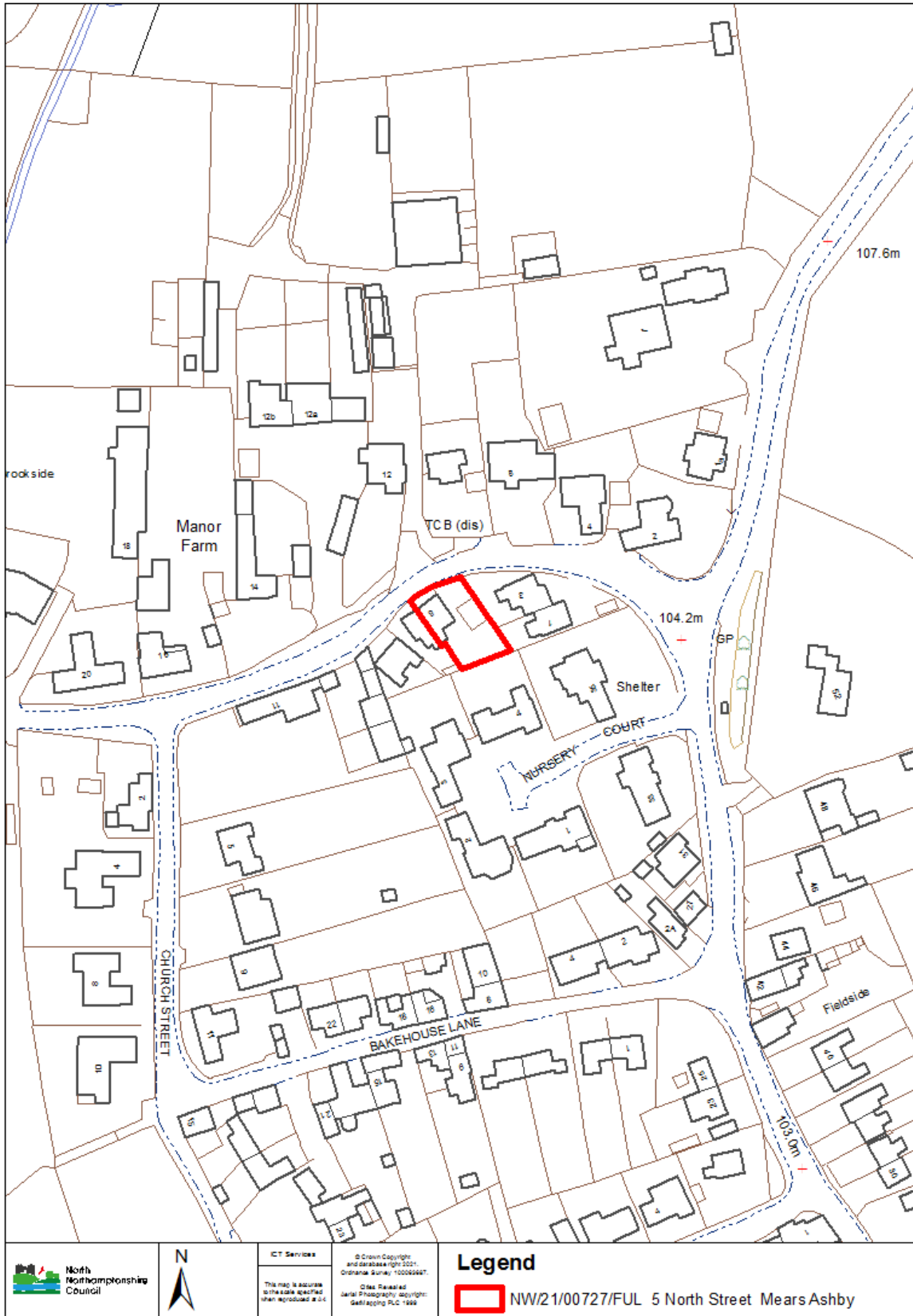
Application Reference	NW/21/00727/FUL	
Case Officer	Mr Christopher Mohtram	
Location	5 North Street Mears Ashby Northampton Northamptonshire NN6 0DW	
Development	Single storey one-bedroom annexe attached to an existing detached garage	
Applicant	Ms Walton	
Agent	Archi-tec Architectural Design	
Ward	Earls Barton Ward	
Overall Expiry Date	13 October 2021	
Agreed Extension of Time	15 December 2021	
Checked	Principal Planning Manager	Jeff Upton

Scheme of Delegation

This application is brought to committee because the decision falls outside of the council's scheme of delegation as the application has received 6 neighbour objections.

1. Recommendation

- 1.1 That planning permission be **GRANTED** subject to the conditions listed at the end of the report



2. The Application Proposal and Background

2.1 The application seeks planning permission for an extension of an existing garage to contain a residential annexe for a family member. The amended annexe would measure 2.7 metres in height to ridge (2.3 metres if the height is taken from the existing ground level), 6.9 metres in depth and 5.6 metres in width. The annexe will contain a living room, bedroom and bathroom. A window will serve the bedroom overlooking into the rear garden of the host dwelling, as well an obscure glazed window serving the bathroom. Double glazed doors serving the living room area and a single window serves the bedroom. Facing brickwork will match the existing dwelling.

2.2 The scheme has been amended during the application process by reducing the depth from 9.2 metres to 6.9 metres and the height reduced from 3.6 metres to 2.7 metres.

3. Site Description and Surroundings

3.1 The application site lies in the village of Mears Ashby outside of the designated Mears Ashby Conservation Area. The street scene is predominantly residential consisting of semi-detached and detached dwellings set slightly back from the highway upon a sloping topography from east to west. The site contains a semi-detached dwelling, the eastern end of a pair, which are set within close proximity to the highway with a detached garage along its eastern boundary.

3.2 The host Edwardian property is constructed of red brick under a pantile roof with a blank façade with a single storey lean to element along its eastern flank. The rear of the property is defined by a high red brick wall shared with No's 1 and 3 North Street, 35 Wellingborough Road and 4 Nursery Court.

4. Relevant Planning History

WP/1991/0224	Refused	03.07.1991
	Detached double garage for private vehicles	
BW/1989/0358	Refused	29.06.1989
	Detached double garage for private motor vehicles	

5. Consultation Responses

A full copy of all comments received can be found on the Council's Website <https://www.wellingborough.gov.uk/viewplanningapplications>

5.1 **Mears Ashby Parish Council** - objects to the planning application under the following grounds:

-The proposed plan amounts to over development of the site that will result in:

- Increased traffic accessing site and thereby increased risk to other road users on dangerous bend in road. There is also the matter of (in)adequate parking on site for the potential increased occupancy.
- Significant loss of light and views to neighbouring properties due to its height and extent of proposed development.
- Established Trees, have been omitted from plan, being felled;
- the Planning Authority has failed to properly consult the parish council, who have only now been made aware, by residents, of subsequently submitted amended plans.

5.2 Neighbours/Responses to publicity

6 x Neighbouring objections received from 4 separate properties. The main issues raised are:

- Loss of view from new annexe along shared boundary, including loss of trees to accommodate it.
- Highways concerns regarding locality of proposal to bend in the road generating additional traffic to and from site which would lead to conflict.

5.3 Local highway Authority (LHA)- No objection is raised to the application on highway safety or capacity grounds.

To ensure that the building remains as an annex to the existing use of the application site, approval should be conditional upon the proposal remaining ancillary to the main use of the application site in perpetuity for the sole use of the applicant to avoid the sub-division and disposal of the site for other purposes.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2021)

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

The Town and Country Planning (General Permitted Development) (England) Order (2015) (As amended)

6.3 North Northamptonshire Joint Core Strategy – Part 1 of the local plan (JCS)

Policies:

- 1 (presumption in favour of sustainable development)
- 2 (historic environment)
- 8 (North Northamptonshire place shaping principles)
- 11 (the network of urban and rural areas)

6.4 Plan for the Borough of Wellingborough – Part 2 of the local plan (PBW)

Policy

SS1 (villages)

6.5 Other Relevant Documents:

7. Evaluation

The proposal raises the following main issues:

- Principle of development and material considerations;
- Design, layout and the effect on the character and appearance of the surrounding area;
- Living conditions of the neighbouring occupiers;
- Effect/impact on highway safety in relation to the proposed access arrangement and parking provision;
- Conditions

7.1 Principle of Development and material considerations - Section 38(6) of the 7.2 Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise."

7.3 Policy 1 of the North Northamptonshire Joint Core Strategy (JCS) is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the revised NPPF.

7.4 The application site is located within the village boundary of Mears Ashby as defined by policy SS1 of the Plan for the Borough of Wellingborough (PBW).

7.5 Policy 11 (2) (b) of JCS permits small scale infill development on suitable sites within villages where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services.

7.6 There would be no objection in principle to the development of the application site for residential extension purposes as it would constitute a small-scale residential development within the village boundary which would be subject to policy 11 (2) (b) of the JCS. Small scale development includes residential extensions. The acceptability of the proposed development would be dependent on compliance with the more detailed policies and material planning considerations as set out below:

7.7 Design, layout and the effect on the character and appearance of the surrounding area

7.8 JCS at policy 8 (d) (i) and (ii) describes the principles that proposed development must take into account with regards to its effect on the character and appearance of an area.

7.9 The government at paragraph 130 (a) – (d) of the revised NPPF attach great importance to the design of built development. It goes on to advise that planning decisions should ensure that development will function well and add quality of the overall area; not just for the short term but over the life time of a development; are

visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the built environment and landscape setting, while not discouraging appropriate innovation and change; establish or maintain a strong sense of place, using the arrangements of streets, space, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

7.10 The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

7.11 As noted above, neighbour representations were received in response to the original application proposals relating to the proposed height and overall scale of the annexe. The proposed development has been amended since then and the amended proposals show the annex reduced from 9.2 metres to 6.9 metres in length and from 3.6 metres to 2.7 metres in roof height. As a result, the proposed development is considered acceptable in terms of scale as it would not over dominate the rear of the dwelling and is appropriately designed. The design of the annexe would not detract from the established urban pattern of the village in line with guidance under the Urban Pattern Guideline 1 and Landscape Guideline 1 of the Adopted Mears Ashby Design Statement as it respects the form and pattern of surrounding buildings without appearing incongruous to the host dwelling and does not affect wider views to the north of the village.

7.12 Annexe developments should be subordinate in scale to the existing dwelling and it is considered that this is clearly the case here. The annexe is designed so that it can function as an integrated part of the main dwelling whilst allowing for a degree of independence, vehicle access and a shared garden area. It could be argued that the annexe could function independently. However, several characteristics of the design suggests that there will be a degree of integration into the host dwelling as there are no doors opening directly onto the car parking area. There is sufficient shared garden space within the plot to serve the requirements of a family dwelling and annexe with no boundary demarcation or sub-division of garden areas. The annexe will also further dependent on the host dwelling for kitchen facilities. The appropriate future use as an annex will be controlled by the imposition of an appropriate planning condition.

7.13 It is considered that the proposals would not be harmful to the appearance or character of the existing dwelling house and is acceptable in design terms. As the host property is a large semi-detached property, the submitted amended design, size and position and location of the scheme within the plot, the proposal would cause no demonstrable harm to the character and appearance of the building, the street scene or the locality in accordance with JCS policy 8 (d) (i) and (ii) , the Mears Ashby Design Guide and the relevant provisions of the NPPF.

7.14 Living conditions of the neighbouring occupiers

7.15 The JCS at policy 8 (e) (i) details policy relating to the protection of amenity of neighbouring occupiers.

7.16 At paragraph 130 (f) of the revised NPPF the government requires new development to provide 'a high standard of amenity for all existing and future users.

7.17 Neighbour representations have been received regarding the proposed residential annexe having an overbearing impact along the shared north eastern boundaries. Following amendment, the height and length of the proposed annexe have been reduced significantly. The proposed amended height of the annexe would now exceed the height of the boundary wall between the application site and neighbouring properties by approximately 20 centimetres. There are no overlooking windows proposed in the annexe and its positioning and height beyond the boundary wall, to the west of the closest neighbouring gardens means that there would be no significant loss of light being blocked by the proposed annexe. Furthermore, the neighbouring properties of No's 1 and 3 North Street are separated by a minimum of 6 metres from this shared rear boundary wall. Having taken relevant matters into account, it is considered that the amended proposal would not result in any significant privacy, overshadowing or overbearing impacts.

7.18 Overall, the proposal is in conformity with policy 8 (e) (i) of the JCS and the provisions of the NPPF with regards to impact on neighbouring amenity.

7.19 Highway safety

7.20 JCS policy 8 (b) (i) gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters.

7.21 JCS policy 8 (b) (ii) seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

7.22 The existing off-street parking provision for this three-bedroom dwelling is three parking spaces, excluding the detached garage. This standard would not change with the addition of the proposed annexe.

7.23 Concerns have been raised by neighbours and the Mears Ashby Parish Council regarding the proximity of the new annexe to the highway at the point where there is a bend in the highway, which is considered a blind corner. This concern is noted however parking provision on site is considered acceptable with the existing garage retained and minimum off-street parking provision for three vehicles. NNC Highway engineer has also raised no objections subject to a condition ensuring the annexe remains ancillary to the host dwelling.

7.24 Overall, the parking provision on-site would meet local parking standards and is considered compliant with policy 8 (b) (ii) of the Joint Core Strategy.

7.25 Conditions

The revised NPPF at paragraph 56 requires conditions to only be imposed where they are: necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The PPG re-iterates this advice. It is considered that the proposed conditions meet the tests set out in the NPPF and the provisions of the PPG.

8. Other Matters

8.1 Trees - it is acknowledged that two existing garden trees will be removed during the construction process to make way for the new annexe. These trees are an apple and cherry tree as indicated on submitted plans and are not significant specimens and are not covered by a Tree Protection Order or any Conservation Area status. The removal of these trees would not result in any loss to the character of the area as they are to the rear of the site, not clearly visible from the street scene and therefore of no material public amenity value.

8.2 Neighbour comments in relation to non-material planning matters - An objection has been raised regarding the proximity of the toilet within the annexe to the boundary wall of the neighbouring dwelling. This is not considered a material consideration as the façade of the annexe facing the boundary wall is secure with no signs of venting. The appropriate functioning of the W.C facility would be covered under Building Regulations.

8.3 Parish Council comments in relation to non-material planning matters Mears Ashby Parish Council have advised that the planning authority has failed to properly consult the parish council about the application and have only now been made aware, by residents, of subsequently submitted amended plans. The Parish Council was formally consulted of the application on 24 August 2021. A consultation response from the Parish Council was forthcoming and the comments have been taken into account within the body of the report. The Parish Council were also formally consulted on the amended plans.

8.4 Equality – the scheme provides incidental accommodation for a family member to be used in association with the main dwelling house.

8.5 Health Impact Assessment – Paragraph 92 of the NPPF states planning policies and decisions should aim to achieve healthy, inclusive and safe communities. The proposed development would meet this aim.

9. CONCLUSION/PLANNING BALANCE

The proposed development, on balance, complies with the relevant development plan policies and is consistent with the provisions in the revised NPPF. In the absence of any material considerations of sufficient weight, it is recommended that the proposal be approved subject to conditions.

10. RECOMMENDATION

Approve subject to conditions

11. Conditions

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following plans/details:

Proposed Plans and Elevations W65 – 2E - Received 06.12.21

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

3. The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match those of the existing building except where indicated otherwise on the approved drawings.

Reason: To ensure that the new work harmonises with the existing building and to ensure the development does not detract from the appearance of the locality in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

4. The works to the existing garage to facilitate a residential annexe hereby permitted shall not be occupied, leased or rented at any time as a separate dwelling and only used for residential purposes ancillary with the dwelling known as 5 North Street, Mears Ashby, NN6 0DW

Reason: The site is not adequate to support a separate dwelling due to its scale and surrounding character; and therefore, this development is only acceptable as ancillary accommodation in accordance with policy 8 (d) (i) and 8 (e) (i) of the North Northamptonshire Joint Core Strategy 2011 - 2031.

12. INFORMATIVE/S:

1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.

2. The North Northamptonshire Council encourages all contractors to be 'considerate contractors' when working in our district by being aware of the needs of neighbours and the environment. Prior to the commencement of any site works, it is good practice to notify neighbouring occupiers of the nature and duration of works to be undertaken. To limit the potential detriment of construction works on residential amenity, it is recommended that all works and ancillary operations which are audible at the site boundary during construction should be carried out only between the following hours: 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.



North Northamptonshire Area Planning Committee (Wellingborough)

15 December 2021

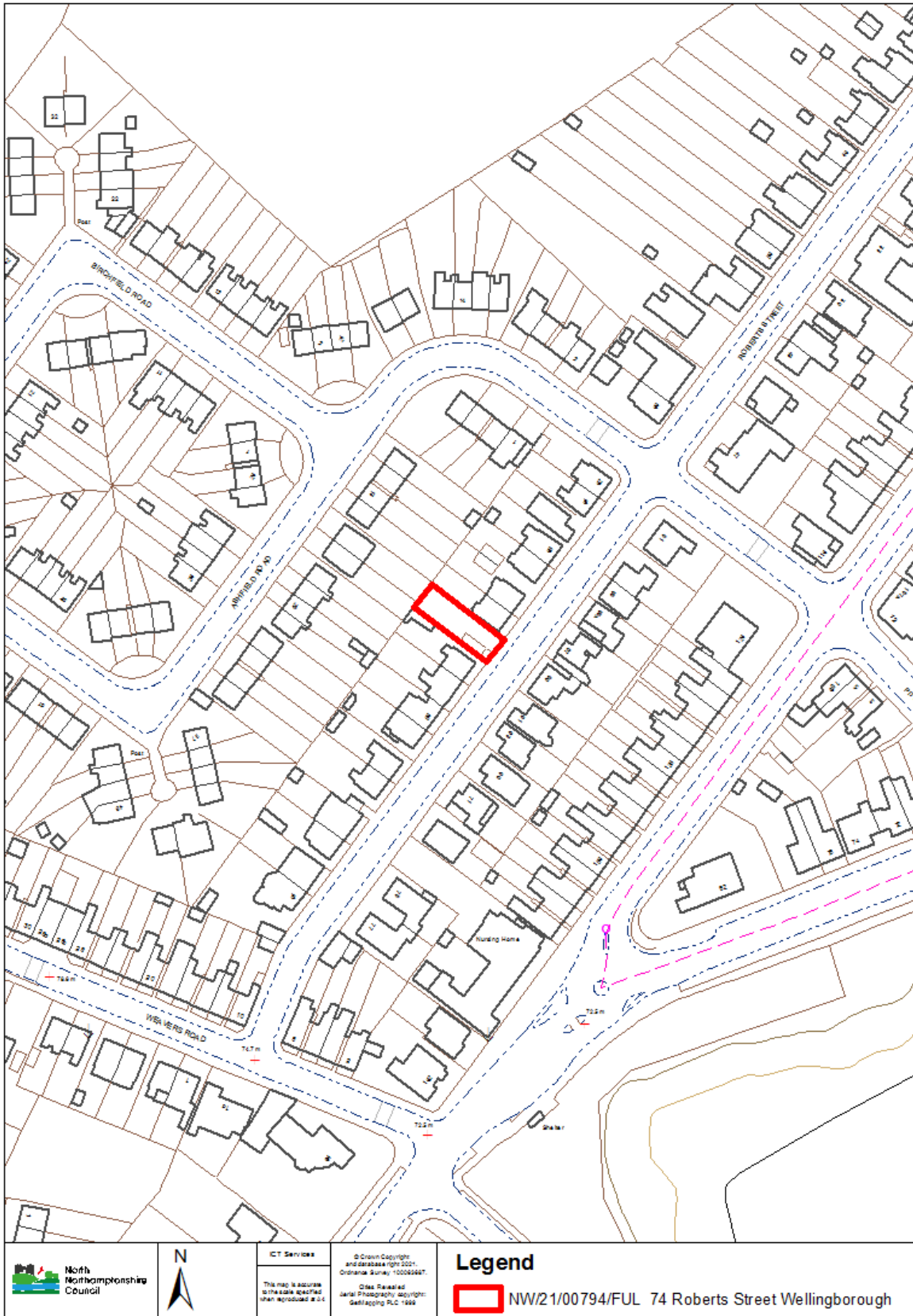
Application Reference	NW/21/00794/FUL	
Case Officer	Mr Chris Law	
Location	74 Roberts Street Wellingborough Northamptonshire NN8 3HZ	
Development	Creation of a new 3-bedroom detached house, a new vehicular access, hardstanding for the parking of vehicles, boundary treatments and landscaping	
Applicant	Daniel Bezzina	
Agent		
Ward	Brickhill and Queensway Ward	
Overall Expiry Date	10 November 2021	
Agreed Extension of Time	17 December 2021	
Checked	Principal Planning Manager	Name: Jeff Upton

Scheme of Delegation

This application is brought to committee because it falls outside of the council's scheme of delegation as it has attracted 3 or more objections from households local to the application site, an objection from a Ward Councillor and an objection from Wellingborough Town Council.

1. Recommendation

- 1.1 That planning permission be **GRANTED** subject to the conditions listed at the end of the report



2. The Application Proposal and Background

2.1 This application seeks planning permission to subdivide the existing plot at 74 Roberts Street and construct a new 3 bedroomed detached house with a new vehicular access and off-road parking, boundary treatments and landscaping.

2.2 The proposed new dwelling would be positioned to the south west of the host property between numbers 74 and 76 Roberts Street and would be approximately 6.0 metres wide at its widest point and have a total length of approximately 13.7 metres. The proposed dwelling has been designed with a two-storey projecting gable at the front which is approximately 3.6 metres wide and a full width single storey mono pitch section at the rear. The materials proposed to be used in the construction of the new house are stated as red bricks, black interlocking roof tiles, white UPVC windows/doors and a black composite front door.

2.3 Internally the property would consist of a hallway, study, WC, utility room and kitchen/living/dining room on the ground floor and three bedrooms and a bathroom on the first floor.

2.4 Externally the property has a block paved frontage and off-road parking for one car, an area shown for bin storage, a shed for the storage of 4 bicycles and lawn/paved areas. 1.8-metre-high timber feather edge fencing to the sides and rear of the new property with pedestrian side accesses to both the new and host property are proposed.

2.5 No changes to the host property itself are proposed within the application.

2.6 The application has been supported by a design and access statement and subsequently, a parking beat survey. Amended plans have also been received which reconfigured the first-floor accommodation to meet the requirements of the nationally prescribed space standards. This resulted in the loss of an ensuite bathroom to one of the bedrooms.

3. Site Description and Surroundings

3.1 The application site is located within an established residential area of Wellingborough on the north western side of Roberts Street between numbers 74 and 76. The site currently forms the side garden area of the host property at number 74 Roberts Street and originally contained a small pitched-roof timber garage with a vehicular access from the highway. Two buff brick garden walls set behind each other separated the frontage from the pavement and the front and side gardens. The garage, shed and garden wall have since been demolished.

4. Relevant Planning History

NW/21/00569/FUL	Application withdrawn/undetermined The creation of a detached 4-bedroom 3 storey house (attic trusses forming 3rd storey) with off-road parking for 1 car and individual access to rear garden	16.08.2021
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5. Consultation Responses

A full copy of all comments received can be found on the Council's Website <https://www.wellingborough.gov.uk/viewplanningapplications>

5.1 Wellingborough Town Council

Not opposed to the scheme but raise objections to the parking which does not meet the required parking standards.

5.2 Councillor M Binley- Ward Councillor for Brickhill and Queensway Ward

Echoes the concerns raised by the Local Highway Authority in their first response regarding parking provision and parking standards and objects to the application until this is revised. Other concerns relate to the possible blocking of light to number 76, blocking vehicular access/egress to number 76 and construction traffic parking arrangements during the build.

5.3 Neighbours/Responses to publicity

Objections have been received from four households local to the application site. The issues raised are summarised below:

- street is already congested with cars and an additional 1-2 cars will further intensify the issue;
- parking provision is not sufficient for the existing and proposed properties;
- the addition of a new property in-between two existing properties will look cramped in, be an eye-sore and will not fit in;
- proximity to neighbouring properties will result in overlooking, cause shade and a sense of being boxed in;
- impact of the building works and construction vehicles affecting the amenity of residents;
- loss of light to neighbouring gardens;
- impact on wildlife;
- there are other empty buildings in the town that could be converted instead of cramming another house into a space that does not exist.

5.4 Local Highway Authority (LHA)

(Initial Response):

The LHA cannot accept the application and require further information relating to parking provision. A number of other standard highway requirements are recommended.

(Updated response following the submission of the parking beat survey):

No objection is raised to the application on highway safety or capacity grounds.

The parking beat survey submitted in support of the application indicates that sufficient on street accommodation can be found in the vicinity of the application site. This form of parking provision imposes demands upon car owners and will oblige them to seek spaces possibly at some distance from their homes. It is generally noted that where parking provision for a development is inadequate or not conveniently located, residents and visitors will park on verges and streets that have not been designed for that purpose, leading to unsightly and possibly dangerous roads in and around developments.

It should be noted that on street parking cannot be allocated or assigned to any individual person or property and its availability to accommodate the parking requirements of the development cannot be assumed or relied upon.

5.5 NNC Environmental Protection Officer (land contamination)

No objections are raised in relation to land contamination. A condition is recommended in the event that any unexpected contamination is discovered during the works.

5.6 Natural England

Natural England advises that it is a matter for your Authority to decide whether an appropriate assessment of this proposal is necessary in light of this ruling. In accordance with the Conservation of Habitats & Species Regulations 2017, Natural England must be consulted on any appropriate assessment your Authority may decide to make. Natural England and your Authority are in agreement that appropriate assessments for planning applications of less than 10 dwellings within the 3km buffer do not require Natural England consultation. For these applications Natural England's standard framework advice as detailed within this letter applies.

The standard wording is provided.

5.7 NNC Archaeological Advisor

No comments to make on the proposed development.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2021)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy – Part 1 of the local plan (JCS)

Policies:

- 1 (presumption in favour of sustainable development)
- 3 (landscape character)
- 4 (biodiversity and geodiversity)
- 6 (development on brownfield land and land affected by contamination)
- 8 (North Northamptonshire place shaping principles)
- 9 (sustainable buildings and allowable solutions)
- 11 (network of urban and rural areas)
- 28 (housing requirements and strategic opportunities)
- 29 (distribution of new homes)
- 30 (housing mix and tenure)

6.4 Other Relevant Documents:

Sustainable Design

Biodiversity

Upper Nene Valley Special Protection Area

Planning Out Crime in Northamptonshire

Residential Extensions: a guide to good design

Parking

Air Quality

7. Evaluation

The proposal raises the following main issues:

- principle of development and material considerations;
- design, layout and the effect on the character and appearance of the surrounding area;
- landscape character and visual amenity;
- flood risk and surface water drainage;
- air quality;
- the Upper Nene Valley Special Protections Area;
- living conditions of future occupiers (compliance with national space standard, national accessibility standards);
- living conditions of the neighbouring occupiers;
- effect/impact on highway safety in relation to the proposed access arrangement and parking provision;
- contamination;
- conditions

Principle of Development and material considerations

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.”*

7.2 Policy 1 of the JCS is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the revised NPPF.

7.3 In addition to the specific NPPF requirements set out above, paragraph 132 states that ‘applicants will be expected to work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably’.

7.4 The application form at question 23 states that no pre-application advice or assistance has been sought from the council however a pre-application was undertaken prior to the current applicant purchasing the site. An application which was later withdrawn (reference NW/21/00569/FUL) was also submitted following discussions with the case officer and this revised scheme seeks to address the issues raised which related to the overall size of the house, the height and depth of the proposed property and parking provision. The NPPF from paragraph 41 extols

the virtues of applicants engaging in pre application discussion with the council to resolve any issues that may arise to help applicants avoid any unnecessary delays and costs.

7.5 Policy 11 (1) (a) of the JCS states that development will be focused in the growth towns. Wellingborough is identified in the JCS as a growth town where most development should be directed, and policy 29 of the JCS which relates to the distribution of new homes across North Northamptonshire supports this. The proposal is within an existing built up area of the town and as such the principle of residential development in this area is considered broadly acceptable, subject to meeting the requirements of other more detailed policies.

7.6 No comments have been received from consultees or neighbours relating solely to the principle of a residential use on this site.

Design, layout and the effect on the character and appearance of the surrounding area

7.7 JCS at policy 8 (d) (i) and (ii) describes the principles that proposed development must take into account with regards to its effect on the character and appearance of an area.

7.8 The government at paragraph 130 (a) – (d) of the revised NPPF attach great importance to the design of built development. It goes on to advise that planning decisions should ensure that development will function well and add quality of the overall area; not just for the short term but over the life time of a development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the built environment and landscape setting, while not discouraging appropriate innovation and change; establish or maintain a strong sense of place, using the arrangements of streets, space, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

7.9 The National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

7.10 The proposed new dwelling is positioned between two pairs of semi-detached houses and the northern side of Roberts Street is predominantly characterised by pairs of semi-detached houses, some with larger gaps between the pairs than others. There are also a number of additions to dwellings in terms of porches and side extensions on the northern side of Roberts Street which have altered the appearance of the street scene over time. A modern detached infill house at number 66 was permitted in 2015 (and constructed in 2016 under planning permission reference WP/15/00512/FUL) in a gap similar to this application site and the applicant has designed the proposed new dwelling to match the design of the infill property at number 66.

7.11 Opposite the site the houses differ from each other with some semi-detached and detached houses of both double and single stories with examples of two storey and single storey additions also. There are a number of different designs and materials used, and numbers 61 and 63 have off road parking adjacent to a two-

storey gable projection similar to that proposed in this application. A mix of different boundary treatments are also present. It is therefore considered that there is no one predominant style that defines the character of the area.

7.12 Whilst it is acknowledged that the side of Roberts Street where the house is proposed predominantly consists of pairs of similarly designed semi-detached houses, due to the mix of different house types and designs on the street, the addition of the detached house at number 66 in a similar gap, as well as the fact that the design of the proposed new dwelling is similar to number 66, it is not considered that the proposed new house would be unacceptable. The design has taken cues from a few elements within the site's immediate and wider context and it is therefore considered that the development is acceptable and in compliance with policy 8 (d) (i) and (ii) of the JCS in this regard.

7.13 The materials proposed for the development are stated as red bricks, black interlocking roof tiles and white UPVC windows/doors and a black composite front door. These materials are considered generally acceptable however no specifications of the materials have been given and therefore a condition is recommended that samples of all external facing materials should be submitted and approved in writing by the local planning authority to ensure the impact upon the street scene and character and appearance of the area is acceptable.

7.14 The application proposes a limited amount of landscaping, particularly in relation to the frontage which is visible within the street scene. The submitted plans show that all of the frontage is block paved to allow for the off-road parking provision. The small area in front of the gable projection which is not used for parking is also proposed to be block paved with no boundary treatment at this point. The rear garden is proposed to have a lawned area and paving with 1.8-metre-high close boarded fencing to the boundaries and this would not be readily visible. Whilst some landscaping at the front to soften the development would have been welcomed, the property is located within an urban area and would not be dissimilar to other properties along the street and is therefore considered acceptable in this regard.

7.15 Comments have been received from four households local to the application site which raise objections regarding the addition of a new house being out of keeping and being crammed into the site. These comments are noted. Given the above detailed assessment of the proposed development and the local built environment, it is not considered that the proposed scheme would be so detrimental to the character and appearance of the area to warrant a refusal on this basis.

7.16 Overall the development is considered to comply with policy 8 (d) (i) and (ii) of the JCS.

Sustainability

7.17 Policy 9 of the JCS is clear that development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day or alternative national standard applying to areas of water stress. To ensure compliance with this policy, a planning condition is recommended.

Air quality

7.18 The JCS at policy 8 amongst other things, requires development not to result in an unacceptable impact on neighbours by reason of pollution.

7.19 To ensure quality of life and safer and healthier communities the JCS at policy 8 (e) (i) requires development not to have an unacceptable impact on amenities by reason of pollution, whilst 8 (e) (ii) goes further by stating that both new and existing development should be prevented from contributing to or being adversely affected by unacceptable levels of air pollution.

7.20 Chapter 15 of the revised NPPF offers broad advice on how local planning authorities should prevent both existing and new development from being adversely affected by unacceptable levels of air pollution.

7.21 The PPG at paragraph 001 of the air quality section dated 6 March 2014 states that 'It is important that the potential impact of new development on air quality is taken into account in planning where the national assessment indicates that relevant limits have been exceeded or are near the limit'. The guidance goes on to explain the implications for local authorities if national objectives are not met which this will include measures in pursuit of the objectives which could have implications for planning. The PPG at paragraph 009 demonstrates how considerations about air quality fit into the development management process.

7.22 The East Midlands region is looking to minimise the cumulative impact on local air quality that ongoing development has rather than looking at significance.

7.23 As the proposed development includes the provision for vehicle parking. A key theme of the revised NPPF is that developments should enable future occupiers to make "green" vehicle choices and paragraph 112 (e) "incorporate facilities for charging plug-in and other ultra-low emission vehicles". Policy 15 (c) of the JCS seeks for the design of development to give priority to sustainable means of transport including measures to contribute towards meeting the modal shift targets in the Northamptonshire Transportation Plan.

7.24 An Informative should be added to any permission seeking any gas fired boilers to meet a minimum standard of 40 mgNO_x/Kwh and a condition should be imposed to prepare for the increased demand for electric vehicles in future years that appropriate infrastructure for electric vehicle charging points should be included within the development.

7.25 Given the above assessment, subject to the imposition of a condition in relation to details of electric charging points, the proposed development would comply with policies 8 (e) (i) and (ii) and 15 (c) of the JCS in relation to air quality.

Effect on the Upper Nene Valley Special Protection Area

7.26 The Upper Nene Valley Gravel Pits Special Protection Area (SPA)/Ramsar site is legally protected by the Conservation of Habitats and Species Regulations 2010 (the 'Habitats Regulations').

7.27 Policy 4 of the JCS on biodiversity and geodiversity states that developments likely to have an adverse effect either alone or in-combination on the Upper Nene

Valley Gravel Pits Special Protection Area must satisfy the requirements of the Habitat Regulations and avoid or mitigate any impacts identified.

7.28 The Upper Nene Valley Gravel Pits Supplementary Planning Document (SPD) has been produced to help local planning authorities, developers and others ensure that development has no adverse effect on the SPA, in accordance with the legal requirements of the Habitats Regulations. The SPD has been developed with Natural England and the RSPB. A Mitigation Strategy adopted as an addendum to the SPA SPD provides further guidance for development within the 3km zone of the SPA and details a specific financial contribution for each new dwelling towards Strategic Access Management and Monitoring (SAMM) to avoid and mitigate impact.

7.29 Since these policies were adopted there has been a ruling made by the Court of Justice of the European Union (the CJEU) on the interpretation of the Habitats Directive in the case of People Over Wind and Sweetman vs Coillte Teoranta (ref: C 323/17). This requires development relying on mitigation in relation to the Habitats Regulations to no longer be considered at the screening stage, but taken forward and considered at the appropriate assessment stage to inform a decision as whether no adverse effect on site integrity can be ascertained.

7.30 A Habitat Regulations Assessment to identify the likely effects of the proposed development on the SPA has been undertaken. It is considered that a planning decision on the merits of the proposed development can be taken as the applicant has made an SPA mitigation payment of **£299.95** made under section 111 of the Local Government Act 1972 and the development meets the criteria set out in the SPA SPD for this approach to be taken.

7.31 The proposed development would comply with Policy 4 of the JCS and with the requirements of the SPA SPD. The contribution provided will be used for measures to reduce the impacts of the proposed development and allows a conclusion of no adverse effect on the integrity on the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar Site.

National Space Standards

7.32 The JCS at Policy 30 (b) requires the internal floor area of new dwellings to meet the National Space Standards as a minimum.

7.33 The proposed new dwelling has been designed to be a 3 bedroomed 5-person house which should have a minimum gross internal floor area of 93 square metres and 2.5 square metres of built-in storage. The property as originally designed did not meet the requirements in terms of single and double bedroom sizes and an amended plan was submitted which addressed this.

7.34 The amended design shows a gross internal area of 106 square metres and all the bedrooms meet the technical requirements in terms of size. The built-in storage proposed is in excess of the 2.5 square metres minimum requirement.

7.35 The development would therefore comply with Policy 30 (b) of the JCS.

National Accessibility Standards

7.36 Policy 30 (c) seeks new dwellings to meet category 2 of the National Accessibility Standards as a minimum.

7.37 All new dwellings are required to achieve Category 2 of the National Accessibility Standards as a minimum and a condition is recommended on any planning permission to ensure that the dwelling can meet this requirement.

7.38 No comments have been received from neighbours or consultees in relation to compliance with national accessibility standards.

7.39 Subject to the imposition of a condition in relation to the new dwelling meeting Category 2 of the National Accessibility Standards, the development would comply with policy 30 (c) of the JCS.

Living conditions of the neighbouring occupiers

7.40 The JCS at policy 8 (e) (i) details policy relating to the protection of amenity of neighbouring occupiers.

7.41 At paragraph 130 (f) of the revised NPPF the government requires new development to provide 'a high standard of amenity for all existing and future users.

7.42 The proposed new dwelling would be situated in a gap between numbers 74 and 76 Roberts Street and therefore the addition of a two storey dwelling to replace the small timber garage and side garden would have the potential to impact upon the amenity of the neighbouring residential occupiers.

7.43 The Residential Extensions a Guide to Good Design SPG at paragraph 4.1 states that "the council has guidelines on how far an extension can project in relation to neighbours' windows to ensure adequate light to their rooms. Single storey extensions should not project beyond a line drawn at 60 degrees from the middle of the nearest ground floor window of a habitable room of an adjacent property. First floor and two storey extensions should not project beyond a line drawn at 45 degrees. Habitable rooms include kitchens, living rooms and bedrooms but excludes bathrooms, toilets, halls, landing and storerooms.

7.44 The guidance also states that the 45- and 60-degree lines are used to ensure extensions would not adversely affect neighbour's outlook as well as loss of light.

7.45 Whilst the proposal is for a new dwelling rather than an extension to an existing dwelling, the same guidelines would apply, and the proposed new dwelling would not breach these guidelines. It should be noted that whilst the applicant has shown the 45- and 60-degree lines on the proposed block plan, these have been drawn incorrectly, however it has been confirmed by the officer that the proposed development does comply with the guidance.

7.46 Both the neighbouring properties to the proposed new dwelling (numbers 74 and 76) have kitchen windows on the ground floor side elevations facing the side of the new dwelling. However side doors and rear windows also serve these rooms and therefore it is not considered that the development would reduce the light received to these rooms to an unacceptable level. It is therefore not considered that there would be any planning objections that could be sustained with regard to loss of outlook or overbearing impacts on neighbouring amenity.

7.47 In relation to privacy there are no side windows proposed at the first-floor level that would result in overlooking to either of the adjoining neighbours. There are two bedroom windows at the rear of the proposed new property which will provide some degree of overlooking to neighbouring gardens, however this situation is a common relationship with two storey dwellings in an urban area and is not considered to be unacceptable with regard to the current proposals and its local context.

7.48 Objections have been raised by neighbours in the vicinity, and the ward councillor, that the proposed new dwelling would cause overlooking, shading to gardens and a feeling of being boxed in. The comments of the nearby residential occupiers with regards their views on how the proposed development would affect them are noted. However the proposed dwelling meets the guidance in the residential extensions Supplementary Planning Guidance regarding loss of light and shading as well as outlook and it is considered that the scheme would not have such a significant effect on the standard of amenity which is currently enjoyed by the adjacent residential occupiers to be unacceptable. However, it is considered prudent to add a condition to remove permitted development rights for extensions to the property to ensure that any proposals that may come forward to extend the property in the future can be assessed by the local planning authority.

7.49 A number of concerns have also been raised regarding the impact upon the amenity of the neighbours during the construction period and it is recommended that a condition to ensure a construction environmental management plan is submitted to and approved by the local planning authority prior to the commencement of development to ensure this is managed.

7.50 The proposed development would comply with policy 8 (e) (i) of the JCS in relation to residential amenity.

Highway safety

7.51 JCS policy 8 (b) (i) gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters.

7.52 JCS policy 8 (b) (ii) seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

7.53 Parking accommodation should be provided in accordance with the Northamptonshire parking standards (2016) and satisfy policy 8 (b) (ii) of the JCS.

7.54 The host property at 74 Roberts Street has a dropped kerb from the highway leading to the former garage which has been demolished to make way for the new house. Prior to the demolition of the garage the hardstanding in front of the garage was approximately 2.5 metres deep and did not therefore allow a car to be parked off-road. There is therefore currently no off-road parking provision for the host property and the garage was not large enough to park a car within.

7.55 The application proposes the addition of a new dropped kerb to allow vehicular access to a single off-road parking space for the proposed new property but no off-road parking is proposed for the host property.

7.56 Pedestrian access to both the host and new properties will be from the pavement in the normal way.

7.57 The local highway authority responded to the application as originally submitted stating the application could not be accepted and that further information relating to parking provision was required, as follows:

- Parking accommodation should be provided for both the existing and proposed dwelling in accordance with the Northamptonshire Parking Standards and satisfy policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy. A three-bedroom dwelling requires two car parking spaces and one secure sheltered cycle space per bedroom.
- On street parking cannot be allocated or assigned to any individual person or property and its availability to accommodate the parking requirements of the development cannot be assumed or relied upon.
- The existing vehicular crossing must be closed, a new vehicle crossing constructed and all highway surfaces affected by the proposals reinstated in accordance with the specification of the Local Highway Authority and subject to a suitable licence/agreement under the Highways Act 1980.
- Works to remove, accommodate or protect existing street furniture or features such as street lighting columns, trees, traffic signs or the apparatus of service providers must be agreed with the Local Highway Authority or Statutory Undertaker and carried out at the cost of the applicant.
- To prevent loose material being carried onto the public highway the driveway must be paved with a hard-bound surface for a minimum of 5 metres in rear of the highway boundary.
- A positive means of drainage must be installed to ensure that surface water from the driveway does not discharge onto the highway.
- Pedestrian to vehicle visibility of 2.0 metres x 2.0 metres above a height of 0.6 metres must be provided and maintained on both sides of the vehicular access.

7.58 The comments of the local highway authority state that parking provision for both the host property and new property must meet the standards. However as previously stated the host property does not have any off-road parking provision that can be used. However, two off road parking spaces would be required for the new property. Only one off road parking space has been shown and the applicant has been asked to provide a parking beat survey to evidence whether there is sufficient on road parking to serve the proposed development. The host property does not have any existing off-road parking and this is not proposed to change under this application.

7.59 In response to the comments of the local highway authority for additional information relating to parking provision, the applicant submitted a parking beat survey. The survey indicates that there is sufficient on-street parking to serve the development as the average occupancy level of parking was 65.5% at the time of the survey. The results for Roberts Street itself show that the average occupancy level was 62.92% on both survey days.

7.60 This survey was undertaken to the specification of the local highway authority and the local highway authority has provided additional comments following the

submission of the parking beat survey stating that no objections are raised on highway safety or capacity grounds.

7.61 Observations are also made that this form of parking provision imposes demands upon car owners and will oblige them to seek spaces possibly at some distance from their homes. It is generally noted that where parking provision for a development is inadequate or not conveniently located, residents and visitors will park on verges and streets that have not been designed for that purpose, leading to unsightly and possibly dangerous roads in and around developments.

7.62 It should be noted that on street parking cannot be allocated or assigned to any individual person or property and its availability to accommodate the parking requirements of the development cannot be assumed or relied upon.

7.63 It is acknowledged that on street parking can in some cases be inconvenient however in this case it is considered that the applicant has sufficiently demonstrated that the parking provision for the existing and proposed property can be accommodated partly off street and partly on street and on balance this is considered acceptable.

7.64 At the recommendation of the local highway authority, the standard highways conditions relating to a hard bound surface to the driveway, drainage to the driveway and pedestrian to vehicle visibility should be imposed on any permission granted. Informatives relating to the existing and proposed vehicular crossing and the protection of street furniture/features should also be added.

7.65 The ward councillor, Wellingborough Town Council and a number of local residents have raised objections to the proposed development on parking grounds stating that there are issues with parking on the street and that the addition of a new house will exacerbate the problem. Whilst it is acknowledged that demand for on street parking in urban areas is high, as previously stated above, the applicant has demonstrated that there is sufficient parking on street within an acceptable distance as evidenced in the parking beat survey. Concerns were also raised by the ward councillor that the proposed development could have the potential to block the vehicular access to number 76 Roberts Street, however this access is not a vehicular access and the proposal would not result in the access being narrowed over the existing situation.

7.66 Subject to the imposition of the aforementioned conditions and informatives the development would comply with policy 8 (b) (i) and (ii) of the JCS.

Contamination

7.67 The JCS at policy 6 says that local planning authorities will seek to maximise the delivery of development through the re-use of suitable previously developed land within the urban areas. Where development is intended on a site known or suspected of being contaminated a remediation strategy will be required to manage the contamination. The policy goes on to inform that planning permission will be granted where it can be established that the site can safely and viably be developed with no significant impact on either future users of the development or on ground surface and waters.

7.68 The revised NPPF at paragraphs 184 and 185 sets out policies on development involving contaminated land. The planning practice guidance also offers detailed government advice on this topic.

7.69 The proposed development is for a replacement dwelling on a site that has been used for a residential use previously and it is therefore not anticipated that there would be any issues in relation to contamination.

7.70 NNC Environmental Protection Officer has commented no objections are raised to the application in relation to land contamination however it is advised that a condition should be imposed in the event that any unexpected contamination is discovered during the works.

7.71 No comments have been received from neighbours or other consultees in relation contamination.

7.72 Subject to the imposition of the condition the development would comply with policy 6 of the JCS.

Conditions

7.73 The revised NPPF at paragraph 55 requires conditions to only be imposed where they are: necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The PPG reiterates this advice.

7.74 A condition relating to the submission and approval of a construction environmental management plan is required to be discharged prior to commencement of the development and in line with the Town and Country Planning (Pre-Commencement Conditions) Regulations 2018 a notice of the intended pre-commencement condition has been sent to the applicant. The applicant has confirmed that they agree for the condition to be imposed.

7.75 It is considered that the proposed conditions meet the tests set out in the NPPF and the provisions of the PPG.

8. Other Matters

8.1 **Equality** – the scheme provides housing which meets the nationally described space standards and category 2 of the national accessibility standards.

8.2 **Health Impact Assessment** – Paragraph 92 of the NPPF states planning policies and decisions should aim to achieve healthy, inclusive and safe communities and, specifically, criterion (c) of this seeks to enable support healthy lifestyles for example, through a layouts which encourage walking to local services and amenities within the town. It is considered that the proposal subject to this application will enable this aims to be achieved and therefore it is considered acceptable on health impact grounds.

9. CONCLUSION/PLANNING BALANCE

9.1 Having taken account of the material planning issues raised by this proposal and the representations received on the application it is considered that the proposed development complies with the relevant development plan policies and is consistent with the provisions in the revised NPPF, specifically in relation to promoting sustainable development, design standards, the effect on highways safety and capacity, the effects on biodiversity and SPA mitigation, air quality and effects on neighbouring amenity. In the absence of any material considerations of sufficient weight, it is recommended that the proposal be approved subject to conditions.

10. RECOMMENDATION

10.1 It is recommended that planning permission is **GRANTED** subject to the conditions below:

11. CONDITIONS

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawings/details:
Drawing No. E00 - Site Location Plan (registered 15 September 2021)
Drawing No. P20 - Proposed Block Plan (registered 15 September 2021)
Drawing No. P22 Rev B - Proposed First Floor Plan (registered 8 November 2021)
Drawing No. P23 - Proposed Roof Plan (registered 15 September 2021)
Drawing No. P24 Rev A - Proposed Ground Floor Plan (registered 15 September 2021)
Drawing No. P24 Rev A - Proposed Ground Floor Plan and Site Plan (registered 15 September 2021)
Drawing No. P26 - Proposed Elevations (registered 15 September 2021)
Drawing No. P27 - Existing and Proposed Street Scenes (registered 15 September 2021)

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

3. No development above slab level shall take place until samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The development shall

thereafter be carried out in accordance with the approved details or such other materials that have been submitted and approved.

Reason: To ensure that the development does not detract from the appearance of the locality in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

4. The dwellings hereby approved shall incorporate measures to limit water use to no more than 105 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations (2015).

Reason: To ensure that the development complies with policy 9 of the North Northamptonshire Joint Core Strategy.

5. No development above slab level shall take place until a scheme for the installation of electric vehicle charging points has been submitted to and approved in writing by the local planning authority. The scheme shall include full details of the location and manufacturers details of the type of charging points to be installed. The approved scheme shall be implemented prior to the first occupation of the dwelling.

Reason: To ensure that the proposals meet the requirements of policy 15(c) of the North Northamptonshire Joint Core Strategy and advice contained with paragraph 112 (e) the National Planning Policy Framework.

6. The dwelling hereby approved shall be built to meet the requirements of the national Accessibility Standards in category 2 (accessible and adaptable dwellings) in accordance with the schedule of the Approved Document M of the Building Regulations (2015).

Reason: To ensure that the development complies with the national accessibility standards and Policy 30 (c) of the North Northamptonshire Joint Core Strategy.

7. No development shall take place until a site-specific Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of best practicable means to reduce the effects of noise, vibration, dust and lighting. The plan should include:
 - Procedures for maintaining good public relations including complaint management, public consultation and liaison.
 - Arrangements for liaison with the NNC Environmental Protection Team.
 - All works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours: 0800 Hours and 1800 Hours on Mondays to Fridays and 0800 and 13:00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.
 - Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
 - Mitigation measures as defined in BS5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise and disturbance from construction works.
 - Procedures for emergency deviation of the agreed working hours.

- Control measures for dust and other air borne pollutants.
- Procedures for emergency deviation of the agreed working hours.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Reason: In the interests of protecting residential amenity in accordance with Policy 8 (b) (i) & (ii) and 8 (e) (i) & (ii) of the North Northamptonshire Joint Core Strategy.

8. To prevent loose material being carried onto the public highway the driveway must be paved with a hard-bound surface for a minimum of 5 metres in rear of the highway boundary prior to the first occupation of the approved dwelling.

Reason: In the interests of highway safety in accordance with policy 8 (b) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

9. Prior to the first occupation of the approved dwelling a positive means of drainage must be installed to the driveway to ensure that surface water from the driveway does not discharge onto the highway.

Reason: In the interest of highway safety in accordance with policy 8 (b) of the North Northamptonshire Joint Core Strategy.

10. Prior to the occupation of the development hereby approved, pedestrian to vehicle visibility of 2.0 metres x 2.0 metres above a height of 0.6 metres must be provided and maintained on both sides of the vehicular access.

Reason: In the interests of highway safety in accordance with policy 8 (b) of the North Northamptonshire Joint Core Strategy.

11. The new dwelling hereby approved shall not be occupied until the associated car/vehicle parking areas and driveway as approved has been constructed and is made available for use. It shall then be retained for use thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

12. Notwithstanding the approved plans, full details of the scheme for the provision of secure covered bicycle storage at the property shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development and permanently maintained thereafter.

Reason: To ensure that adequate secure covered cycle storage is provided to serve the development in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy and advice contained within the Northamptonshire parking standards supplementary planning document.

13. In the event that any unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with policy 6 of the North Northamptonshire Joint Core Strategy.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no extensions to the property covered by Part 1 Class A of Schedule 2 to that Order shall be carried out without the specific grant of planning permission from the local planning authority.

Reason: To ensure the merits of future proposals can be assessed by the local planning authority so that the amenities of the adjoining occupiers are not adversely affected in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

12. INFORMATIVE/S:

1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.
2. The North Northamptonshire Council encourages all contractors to be 'considerate contractors' when working in our district by being aware of the needs of neighbours and the environment. Prior to the commencement of any site works, it is good practice to notify neighbouring occupiers of the nature and duration of works to be undertaken. To limit the potential detriment of construction works on residential amenity, it is recommended that all works and ancillary operations which are audible at the site boundary during construction should be carried out only between the following hours: 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.
3. The existing vehicular crossing must be closed, a new vehicle crossing constructed and all highway surfaces affected by the proposals reinstated in accordance with the specification of the Local Highway Authority and subject to a suitable licence/agreement under the Highways Act 1980.

4. Works to remove, accommodate or protect existing street furniture or features such as street lighting columns, trees, traffic signs or the apparatus of service providers must be agreed with the Local Highway Authority or Statutory Undertaker and carried out at the cost of the applicant.
5. All gas fired boilers should meet a minimum standard of 40 mgNO_x/Kwh.
6. The Public Health Act 1875 Town Improvement Clauses Act 1847 at S.64. Prior to occupation of the newly created premises(s), the street numbering for this development or conversion - residential and commercial, must be agreed with the Street Naming and Numbering Officer. When issued, the number allocated must be clearly displayed on the outside of the property. Application forms for Street Naming and Numbering are available at https://www.wellingborough.gov.uk/info/200011/building_control/1039/street_naming_and_numbering

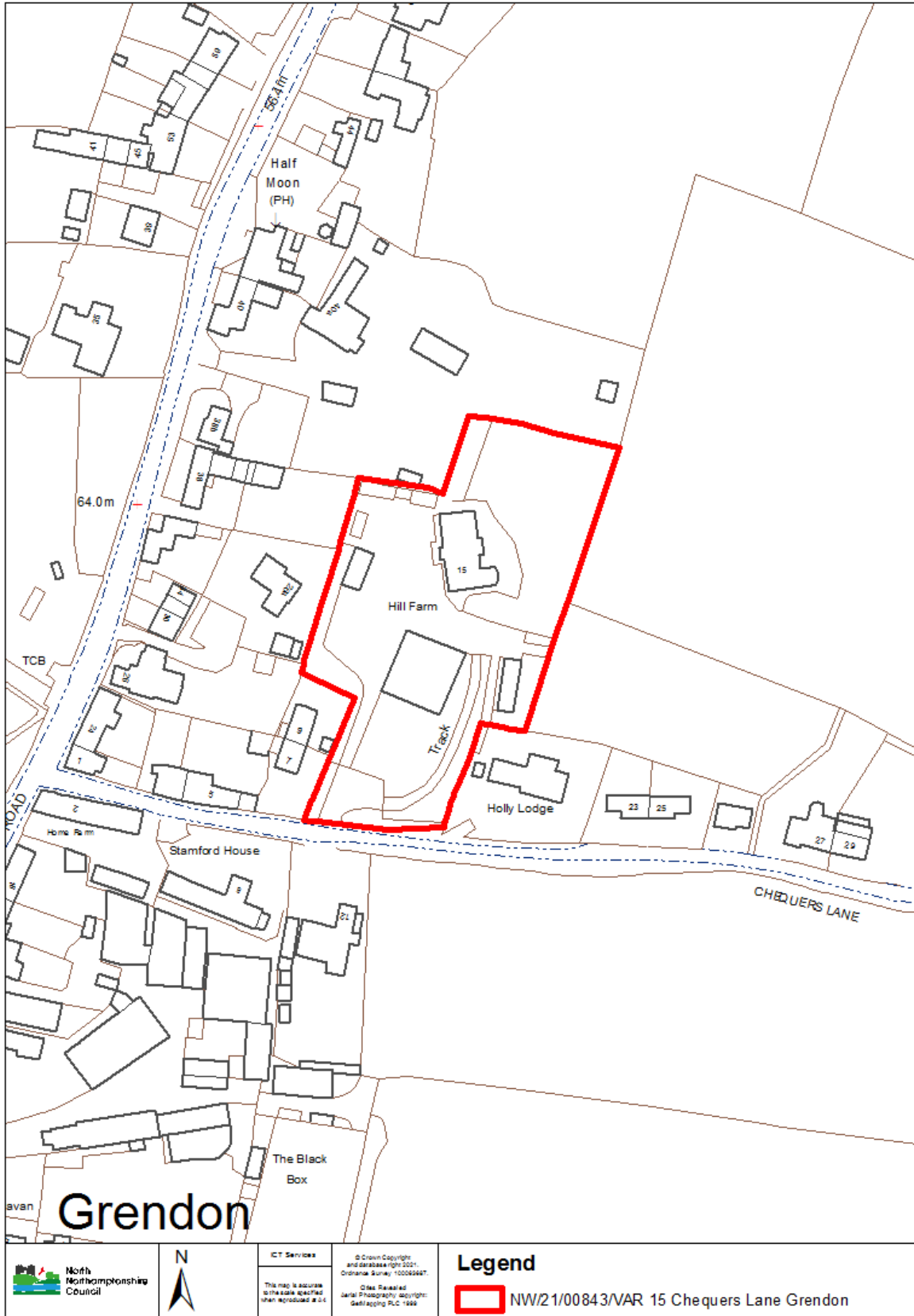
Agenda Item 6



North Northamptonshire Area Planning Committee (Wellingborough)

15 December 2021

Application Reference	NW/21/00843/VAR	
Case Officer	Debbie Kirk	
Location	15 Chequers Lane Grendon Northampton Northamptonshire NN7 1JP	
Development	Application seeks to vary conditions 1 (approved plans), 4 (driveways laid out), 7 (CEMP), 8 (boundary treatment), 11 (location of refuse/recyclable materials), 14 (detailed landscaping scheme), 16 (details of ground surface areas), 17 (lighting of private driveways) 18 (details of electrical charging points) and 19 (new nesting opportunities for birds, bats and insects) following grant of planning permission reference WP/19/00541/FUL and the regularisation of the siting of plots 4 and 5, the raising and repositioning of the rear bedroom window serving plot 4; the repositioning of the two parallel parking spaces serving plot 5; an amendment to the layout of the private driveway including the removal of a section of block paving and replacement with tarmac and the addition of stone lintels to plots 4 and 5 and removal of brick window headers. (Amended description and amended plans)	
Applicant	Mr John Harmon	
Agent	Mr David Calder	
Ward	Irchester Ward	
Overall Expiry Date	23 November 2021	
Agreed Extension of Time	17.12.2021	
Checked	Principal Planning Manager	Jeff Upton



Scheme of Delegation

This application is brought to committee because it falls outside of the council's scheme of delegation because Grendon Parish Council has raised material planning objections and officers are recommending approval.

1. Recommendation

- 1.1 That planning permission be **GRANTED** subject to the conditions listed at the end of the report

2. The Application Proposal and Background

2.1 Planning permission reference WP/1998/0441/FUL was granted on 10 December 1998 for the erection of a bungalow for occupation in connection with an equine enterprise. Planning permission reference WP/1999/0147/FUL was subsequently granted on 21 May 1999 for an amended scheme for a bungalow. The later scheme was implemented. Both consents included an occupancy restriction, stated as condition 4 which reads as follows:

"The occupation of the bungalow shall be related to the equine enterprise".

2.3 At the time that planning permission was granted, the site of the bungalow was located outside of the settlement boundary for Grendon and was therefore in the open countryside. Planning permission was granted for the bungalow on the basis of an essential need to support an existing and established equine enterprise. Hill Farm comprised of a 16 hectare (40 acre) holding which was managed by Mr R and Mrs M Bowers and was run as a stud farm for the breeding of thoroughbred racehorses. The intensive nature of the business and high value of the bloodstock kept on the holding established the need and justification for a dwelling which was occupied by Mr and Mrs Bowers. It was in this context that planning permission was granted, and by virtue of the restriction, occupancy of the bungalow was tied to the specific business of the Mr and Mrs Bowers. Mr and Mrs Bowers subsequently built the bungalow and continued to occupy it in conjunction with their business activities, until their death, which in the case of Mr R Bowers was most recently in 2016. The bungalow has stood empty since.

2.4 Variation to planning permission reference number WP/18/00723/VAR granted the removal of condition 4 (occupancy restriction) of planning permission reference WP/1999/0147. The executors of R Bowers deceased demonstrated through the information contained within the accompanying planning statement that as a result of the death of the original applicants, the associated equine enterprise on which the dwelling was originally justified is no longer in existence. Therefore, there was no existing need for the dwelling to be tied to an existing equine enterprise at the time of the application or in the future.

2.5 Planning permission reference WP/19/00541/FUL was granted on 23 January 2020 for a residential development for 5 dwellings accessed off a shared private drive, hardstanding and associated landscaping and boundary treatments. The

planning permission included the demolition of an existing two-sided open agricultural barn used for the storage of hay, two stable blocks, a detached garage and double carport block. This planning permission has been implemented and work has commenced on site.

2.6 An application for approval of details reserved by condition reference WP/20/00472/CND pursuant to conditions 1 (developed in accordance with approved plans), 2 (time limit), 6 (Dwellings meet category 2 of the National Accessibility Standards), 7 (CEMP), 9 (limit water use), 10 (approved parking laid out), 11 (approved refuse stores provided), 12 (approved cycle parking provided), 13 (land contamination), 15 (written scheme of investigation - archaeology), 18 (electrical charging points), 20 (stage 2 bat survey), 21 (removal of pd rights limiting use of garage for storage of vehicles and ancillary domestic storage), 22 (obscure glazing in ensuite windows in western elevation of plots 4 & 5) and 23 (Stage 2 bat survey confirming absence of bat by suitably qualified ecologist) of planning permission reference WP/19/00541/FUL was partially discharged 25 September 2020.

2.7 An application for approval of details reserved by condition reference WP/20/00561/CND pursuant to conditions 3 (external materials), 4 (vehicular areas), 5 (pedestrian to vehicle visibility splays), 8 (boundary treatments), 14 (hard and soft landscaping), 16 (hardstanding materials), 17 (lighting scheme) and 19 (nesting opportunities) of planning permission ref: WP/19/00541/FUL was partially discharged on 26 November 2020.

2.8 Planning permission reference WP/20/00234/VAR was granted on 5 November 2020 for a variation to condition 1 of planning permission reference WP/19/00541/FUL. This permitted the raising of the garage ridge line and the installation of dormer windows for plots 1 – 3 as during the working drawings stage, it became apparent that there was not enough headroom in the room above the garage. Relocation of the ground floor wc, amendments to the utility room, and stone window heads and sills was also approved. This variation permission has been implemented for plots 1, 2 and 3.

2.9 This application is made pursuant to section 73 of the Town and Country Planning Act 1990 (as amended) which allows applications to be made for permission without complying with conditions previously imposed on a planning permission. An approval of a section 73 results in a new permission and the local planning authority can decide to grant a new permission unconditionally, grant a permission subject to different/new conditions or they can refuse the application. The expiry date for any permission remains as per the original permission and so time limits cannot be extended under a section 73 application.

2.10 This application has been submitted following an investigation by the planning enforcement officer which confirmed that the working drawing that was used to construct plots 4 and 5 was not part of the planning permission (reference WP/19/00541/FUL) or subsequent approved variation (reference WP/20/00534/VAR) and part of this application is seeking to regularise the situation.

2.11 This application seeks to vary conditions 1 (approved plans), 4 (driveways laid out), 7 (CEMP), 8 (boundary treatment), 11 (location of refuse/recyclable materials), 14 (detailed landscaping scheme), 16 (details of ground surface areas), 17 (lighting of private driveways) 18 (details of electrical charging points) and 19 (new nesting

opportunities for birds, bats and insects) following grant of planning permission reference WP/19/00541/FUL and the regularisation of the siting of plots 4 and 5, the raising and repositioning of the rear bedroom window serving plot 4; the repositioning of the two parallel parking spaces serving plot 5; an amendment to the layout of the private driveway including the removal of a section of block paving and replacement with tarmac and the addition of stone lintels to plots 4 and 5 and removal of brick window headers. (Amended description and amended plans)

2.12 The applicant is seeking the wording of condition 1 of WP/19/00519/FUL to be changed from:

'The development hereby approved shall be carried out in accordance with the following drawings/details:

Location plan scale 1:1250 received 30 October 2019;

B57-100 Rev H (site plan as proposed) received 9 December 2019;

B57-101 Rev C (plot 1 floor plans and elevations as proposed) received 8 November 2019;

B57-102 Rev C (plot 2 floor plans and elevations as proposed) received 8 November 2019;

B57-103 Rev D (plots 4 & 5 floor plans and elevations as proposed) received 20 December 2019;

B57-105 (plot 3 floor plans and elevations as proposed) received 8 November 2019;

B57-104 Rev D (site elevations as proposed) received 9 December 2019;

Ecological appraisal by Cherryfield ecology dated 29 October 2019 (39 pages) received 6 November 2019'.

To 'The development hereby approved shall be carried out in accordance with Seagrove Developments Ltd drawings numbers and documents:

Location plan scale 1:1250 received 30 October 2019;

CL2020 CONS 1.02 Rev C (site layout plan) received 116 November 2021;

CL2020 CONS 1.02 Rev C (site layout plan) received 16 November 2021;

B57-101 Rev F (plot 1 floor plans and elevations as proposed) received 16 November 2020;

B57-102 Rev F (plot 2 floor plans and elevations as proposed) received 16 November 2020;

B57-103 Rev J (plots 4 & 5 floor plans and elevations as proposed) received 24 November 2021;

CL 2020 PLNG B57 104 Rev J (site elevation sections) received 24 November 2021;

B57-105 Rev C (plot 3 floor plans and elevations as proposed) received 16 November 2020;

CL-2020 P4&5 CONS 2.0 Rev E (plots 4 & 5 elevations) received 16 November 2021;

CL-2020-P4 & 5 CONS 2.1 Rev B (plots 4 & 5 approved and proposed elevations) received 22 November 2021;

B57-104 Rev G (site elevations as proposed) received 16 October 2020;

Ecological appraisal by Cherryfield ecology dated 29 October 2019 (39 pages) received 16 November 2021;

CL 2020 PLNG B57-106 Rev D (electrical charging point location plan) received on 24 November 2021;

L2020 PLNG B57-107 Rev D (hard landscaping) received 22 November 2020;

CL-2020 CONS 1.5 Rev E (landscaping plan) received 24 November 2021;

CL 2020 PLNG B57-109 Rev D (ecology requirements plan) received 24 November 2021;
Seagrove Developments Construction Environmental Management Plan (CEMP) REV C (10 pages) received on 16 November 2021;
CL -CP 01 Rev B (construction phase plan) received on 16 November 2021;
Soiltechnics Ground Investigation Report for proposed residential development off Chequers Lane Grendon reference number ST550121 -G01 Rev 0 dated May 2020 received 7 August 2020;
DW Windsor drawing number 20-15390-1 Rev D (lighting design) received 26 November 2021;
Rolec Wallpod Electrical Vehicle Ready datasheet received on 16 November 2021;
External materials for 15 Chequers Lane, Grendon received on 16 November 2021;
Bradstone Woburn Rumbled Graphite block paving received on 21 September 2020;
Land at Hill Farm, Grendon, Northamptonshire archaeological evaluation report No 2090 dated October 2020 by archaeology Warwickshire (32 pages) received 16 November 2021.

2.13 The applicant is seeking the wording of condition 4 of WP/19/00519/FUL to be changed from:

'The hereby approved dwellings on plot 1 and plots 2-5 shall not be occupied until the vehicular areas that are within 5 metres from the boundary of the site where it meets the public highway have been constructed and surfaced in a stable and durable manner in accordance with samples of the surfacing submitted to and approved in writing by the local planning authority. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.'

To:

'The hereby approved dwellings on plot 1 and plots 2-5 shall not be occupied until the vehicular areas that are within 5 metres from the boundary of the site where it meets the public highway have been constructed and surfaced in a stable and durable manner in accordance with the Bradstone Woburn Rumbled Graphite block paving sample and tarmacadam as detailed on L2020 PLNG B57-107 Rev D (hard landscaping) received 24 November 2020;. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway'.

2.14 The applicant is seeking the wording of condition 8 of WP/19/00519/FUL to be changed from:

'Prior to the first occupation of any associated dwelling the boundary treatments detailed on drawing number B57-100 H (site plan as proposed scale 1:200) received on 9 December 2019 shall be installed and the approved fence and railings shall subsequently be retained thereafter.'

To:

'Prior to the first occupation of any associated dwelling the boundary treatments detailed on drawing number CL-2020 CONS 1.5 Rev E (landscaping plan) received 24 November 2021 shall be installed and the approved fence and railings shall subsequently be retained thereafter'.

2.15 The applicant is seeking the wording of condition 11 of WP/19/00519/FUL to be changed from:

'No dwelling hereby permitted shall be occupied until the refuse stores, as shown on approved plan number B57-100 Rev H (site plan as proposed scale 1:200) received 9 December 2019 have been completed in accordance with the approved details. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.'

To:

'No dwelling hereby permitted shall be occupied until the refuse stores, as shown on approved plan number CL-2020 CONS 1.5 Rev D (landscaping plan) received 24 November 2021 have been completed in accordance with the approved details. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site'.

2.16 The applicant is seeking the wording of condition 14 of WP/19/00519/FUL to be changed from:

'No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the local planning authority full details of both hard and soft landscape works. Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, plant supply sizes and proposed densities; Development shall be carried out in accordance with the approved details. If within a period of 2 years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner.'

To:

'Development shall be carried out in accordance with the hereby approved soft and hard landscaping details shown on Seagrove Developments Ltd drawing numbers CL-2020 CONS 1.5 Rev E (landscaping plan) received 24 November 2021 and CL2020 PLNG B57-107 Rev D (hard landscaping) received 24 November 2020. If within a period of 2 years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner'.

2.17 The applicant is seeking the wording of condition 16 of WP/19/00519/FUL to be changed from:

'No development shall take place above slab level until samples of the materials to be used in the areas of hardstanding within the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved

Details.’

To:

‘Prior to the first occupation of the any associated dwellings hard surfacing areas shall be Bradstone Woburn Rumbled Graphite block paving and Tiselo Tephra Dark Grey Porcelain paving slabs as detailed on Seagrove Developments Ltd drawing number CL-2020 CONS 1.5 Rev E (landscaping plan) received 24 November 2021 and L2020 PLNG B57-107 Rev D (hard landscaping) received 24 November 2020’.

2.18 The applicant is seeking the wording of condition 17 of WP/19/00519/FUL to be changed from:

‘Prior to the commencement of the construction of any dwellings details of the proposed lighting scheme for the lighting of the shared private driveways and shared parking courts shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the lux levels of each light and a plan showing the position, type and extent of the lighting over the area to be lit. The approved scheme shall be implemented prior to the first occupation of the associated dwelling and shall be retained in that form thereafter or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form’

To:

‘The hereby approved scheme for the lighting on the unadopted private driveway shown on DW Windsor drawing number 20-15390-1 Rev D (lighting design) received 26 November 2021 shall be implemented prior to the first occupation of the associated dwelling and shall be retained in that form thereafter or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form.’.

2.19 The applicant is seeking the wording of condition 18 of WP/19/00519/FUL to be changed from:

‘Prior to the construction of the development above slab in level in each phase details of a charging point for electric vehicles to be installed in each dwelling shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be installed prior to the first occupation of each associated dwelling in that phase’.

To:

‘The hereby approved scheme for the electric charging point details shown on drawing number CL 2020 PLNG B57-106 Rev D (electrical charging point location plan) received on 24 November 2021 and the Rolec Wallpod Electrical Vehicle Ready datasheet received 16 November 2021 shall be installed prior to the first occupation of each associated dwelling in that phase’.

2.20 The applicant is seeking the wording of condition 19 of WP/19/00519/FUL to be changed from:

‘No construction works shall be undertaken above slab level until details of new nesting opportunities for insects, birds and bats either integral to or mounted to the buildings or mounted on suitable trees has been submitted to, and approved in writing by the local planning authority. The scheme shall include details of

external bat roosting boxes, insect boxes for bees and ladybirds, a robin box, swift bricks or boxes and general nesting boxes and the development shall thereafter be carried out in accordance with the approved details prior to the occupation of associated building'

To:

'The hereby approved scheme for new nesting opportunities for birds, bats and insects shown on CL 2020 PLNG B57-109 Rev D (ecology requirements plan) received 24 November 2021 shall be implemented prior to the first occupation of any associated dwelling'.

2.21 The application was accompanied by a planning statement which sets out the reasons for the changes now being sought.

3. Site Description and Surroundings

3.1 The application site lies on the northern side of Chequers Lane and contains a vacant brick built detached single storey bungalow. Planning permission reference NW/21/00416/FUL was granted for a detached garage with home office/games room over to be associated with the host dwelling. This permission has not been implemented. An open sided agricultural barn previously used for the storage of hay, stable blocks, a detached garage and double carport block formally used in association with a former stud farm for the breeding of thoroughbred racehorses have all been demolished. Construction works on the new dwellings commenced in October 2020 and plots 1, 2 and 3 the detached dwellings are practically complete with just the external landscaping, parking spaces and surfacing of the driveway to be completed. Plot 4 has been plastered. And Plot 5 has been first fixed and plastered. The site is accessed from a vehicular access crossing off the northern side Chequers Lane.

3.2 To the north is the curtilage of number 40a Main Road. To the west of the site is a two-storey detached dwelling and garage block associated with number 26a Main Road and a pair of two-storey semi-detached dwellings associated with numbers 7 and 9 Chequers Lane. To the east is open countryside and a two-storey detached dwelling house with a detached wooden outbuilding associated with Holly Lodge, Chequers Lane. To the south is number 12 Chequers Lane a detached single storey bungalow. The site is partially within Grendon conservation area.

4. Relevant Planning History

WP/18/00723/VAR	Approved with conditions Removal of condition 4 (occupancy restriction) of planning permission ref: WP/1999/0147	09.01.2019
WP/19/00541/FUL	Approved with conditions Residential development for 5 dwellings accessed off a shared private drive, hardstanding and associated landscaping and boundary treatments.	23.01.2020

WP/20/00472/CND	Demolition of an existing two-sided open agricultural barn used for the storage of hay, two stable blocks, a detached garage and double carport block would be demolished - amended plan recd 20 December 2019 Part discharged	25.09.2020
WP/20/00534/VAR	Details submitted pursuant to conditions 1 (developed in accordance with approved plans), 2 (time limit), 6 (Dwellings meet category 2 of the National Accessibility Standards), 7 (CEMP), 9 (limit water use), 10 (approved parking laid out), 11 (approved refuse stores provided), 12 (approved cycle parking provided), 13 (land contamination), 15 (written scheme of investigation - archaeology). 18 (electrical charging points), 20 (stage 2 bat survey), 21 (removal of pd rights limiting use of garage for storage of vehicles and ancillary domestic storage) , 22 (obscure glazing in ensuite windows in western elevation of plots 4 & 5) and 23 (Stage 2 bat survey confirming absence of bat by suitably qualified ecologist) of planning permission reference WP/19/00541/FUL Approved with conditions	05.11.2020
WP/20/00561/CND	Variation to condition 1 of planning permission reference WP/19/00541/FUL - During the working drawings stage it became apparent that there was not enough headroom in the room above the garage so this application is to raise the garage ridge line and install dormer windows for plots 1 - 3. Relocate the ground floor wc and amend the utility room. To all plots we would like to use stone window heads and sills. New revision numbers to the relevant drawings Part discharged	26.11.2020
NW/21/00416/FUL	Details submitted pursuant to conditions 3 (external materials), 4 (vehicular areas), 5 (pedestrian to vehicle visibility splays), 8 (boundary treatments), 14 (hard and soft landscaping), 15 (archaeological evaluation) 16 (hardstanding materials), 17 (lighting scheme) and 19 (nesting opportunities) of planning permission ref: WP/19/00541/FUL Approved with conditions	28.07.2021
NW/21/00679/CND	Detached garage with home office/games room over Fully discharged Details submitted pursuant to Condition 3 (materials) and Condition 4 (existing trees) of planning permission NW/21/00416/FUL	19.08.2021

WP/1999/0147	Approved with conditions	21.05.1999
	Amended plans for approved equine bungalow	
WP/1998/0441	Approved with conditions	10.12.1998
	Erection of bungalow for occupation in connection with equine enterprise	

5. Consultation Responses

A full copy of all comments received can be found on the Council's Website <https://www.wellingborough.gov.uk/viewplanningapplications>

5.1 Grendon Parish Council

Objects to this application due to the material consideration of previous planning decisions. The previous plans were approved with the condition that the rear bedroom window of plot 4 was relocated (minuted resolution of the committee and officer's report) to prevent overlooking/loss of privacy to neighbouring properties, this approval was also based on the position of the plots 4 and 5 being as per the approved plans. Neither of these have happened, and as a consequence the impact on neighbouring properties of overlooking/loss of privacy and overshadowing has been increased.

5.2 Neighbours/Responses to publicity

Consultation following amended description and amended plans dated 25.11.2021

One letter of objection has been received from occupiers of properties in Main Road who abut the application site:

- The application itself has not been amended and the reference to an amended description is therefore unclear.
- continues to seek to retain plots 4 and 5 in their present, unlawful, position as constructed. It is noted that construction has continued despite the Council having advised the applicant not to do so;
- seeks marginal amendment to the scale of the rear window of plot 4, but which continues to do so in contravention of planning consent and without reference to the applicable Building Regulations or the Council's rationale in respect of the prior approval.
- continue to oppose the application in the strongest terms and would ask that application should be dismissed in full on that basis that it materially contradicts the previous decisions of the Council;
- The application is invalid;
- The siting of plots 4 and 5 is unlawful and unacceptable;
- The proposed rear bedroom window to plot 4 is unlawful and unacceptable;
- The application continues to materially contradict the previous planning decisions of the Council.
- The site was consented on the basis that the rear bedroom window of plot 4 was relocated to prevent loss of privacy and overlooking of neighbouring properties, as set out in the Officer's Report and minuted as a resolution of the Committee.

- The site was also approved on the basis of the position of plots 4 and 5 being in accordance with the approved plans, again as minuted and set out in the Officer's Report.
- Neither of these approvals has been met either by the original variation application as submitted, nor by the several sets of amended plans now lodged, and in consequence the impact on neighbouring properties has materially increased with greater overlooking, loss of privacy and overshadowing.
- The application seeks to retain plots 4 and 5 in the current, unlawful, position, and to introduce a window which would directly and unacceptably overlook a neighbouring property contrary to the representations made by the applicant to the Council, and by the Council's Officer to the prior Committee, that there was no such overlooking.

Original Consultation dated 29.09.2021

Two letters of objection have been received from occupiers of properties in Main Road who abut the application site:

- not in accordance with the original approved plans which mitigated some of the loss of privacy/overlooking issues, if they had been built in accordance with the plans, they would have been mostly hidden by garage at number 26.
- The unlawful building of plots 4 and 5 in the wrong position has resulted in greater overlooking, loss of privacy and overshadowing to neighbouring dwellings.
- The application seeks to retain plots 4 and 5 in the current, unlawful, position, and to introduce a window which would directly and unacceptably overlook neighbouring properties;
- construction has proceeded in spite of the fact that the council was advised that the placement was unlawful.
- No valid application has been made for the variation;
- The applicant wrongly represented in relation to WP/20/00534/VAR that there was no change to the siting of the plots 4 and 5, when clearly there was, and from the Planning Statement, the applicant knew that was the case;
- The application was approved by the Committee on the basis of the position of plots 4 and 5 (and hence the window) being in accordance with the approved plans. This is not now the case;
- The application was approved by the Committee on the basis of the Officer's representation that the plot and window were sited in such a place that they overlooked a garage. They do not, instead overlooking 26A directly;
- The applicant chose to continue to construct knowing the window (and the location of the plots) did not have planning consent;
- The previous plans were approved with the condition that the window was relocated to prevent overlooking and loss of privacy to neighbouring properties. That decision and the Officer's Report are minuted. This window would not have been approved in this location because of unacceptable overlooking and should not be approved now;
- The dimensions of the window are not stated and accordingly cannot be consented (and on the basis of the single dimension given, are more than twice the size of the Building Regulation requirement for an escape window);
- The assertions made in the Planning Statement are incorrect;
- In all these circumstances (even had a valid application been made) it would not be proportionate to grant such an application.

5.3 NNC highway engineer

Subject to compliance with the following requirements of the local highway authority no objection is raised to the application on highway safety or capacity grounds.

- As it will serve more than a single dwelling and less than six dwellings the means of access into the site must be laid out as a shared private drive having a width of no less than 4.5 metres for a distance of 10 metres in rear of the highway boundary.
- The existing vehicular crossing must be modified as appropriate, the vehicular crossing into Plot 1 constructed and all highway surfaces affected by the proposals reinstated in accordance with the specification of the Local Highway Authority and subject to a suitable licence/agreement under the Highways Act 1980.
- Works to remove, accommodate or protect existing street furniture or features such as street lighting columns, trees, traffic signs or the apparatus of service providers must be agreed with the Local Highway Authority or Statutory Undertaker and carried out at the cost of the applicant.
- To prevent loose material being carried onto the public highway the driveways must be paved with a hard-bound surface for a minimum of 5 metres in rear of the highway boundary.
- A positive means of drainage must be installed to ensure that surface water from the driveways does not discharge onto the highway.
- Pedestrian to vehicle visibility of 2.0 metres x 2.0 metres above a height of 0.6 metres must be provided and maintained on both sides of the points of vehicular access.
- Turning facilities should be provided within the shared private drive to enable the largest vehicle likely to visit the development to enter and leave the public highway in a forward direction.
- The vehicular access gradient shall not exceed 1 in 15 for the first 5m from the highway boundary.
- Parking accommodation should be provided in accordance with the Northamptonshire Parking Standards and satisfy policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

5.4 NNC environmental protection officer

No objections to make on this application for land contamination. Recommends that conditions should be imposed in the event that any unexpected contamination is discovered during the works.

5.5 Northamptonshire Police

Has no formal objection in terms of designing out crime to the application in its current form. However, the following should be considered:

- All doors and windows in domestic dwelling should meet the requirements of Approved Document Q of Building Regulations. Northamptonshire Police recommend the use of 3rd party accredited products.
- Each dwelling has a dusk 'til dawn light adjacent to the front door.
- The applicant should confirm that a suitable means of access is provided that meets with the requirements of Northamptonshire Fire and Rescue Service and of Building Regulation B5 – Access and Facilities for the Fire Service.

5.6 Commission for Darker Skies (CFDS)

CFDS notes and welcomes the use of DW Windsor Kirium Pro mini post top lanterns. These lanterns offer excellent distribution on the ground whilst producing negligible upward waste light. From the attached drawing, there appears to be probable light

spill into a neighbouring existing property from lantern A3. CFDS advises that the lantern orientation be adjusted, and shielding is fitted to both the lantern and column to minimize unwanted light nuisance to the existing property which could become an issue under Paragraph 102 CNE Act.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2021)

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy – Part 1 of the local plan (JCS)

Policies:

- 1 (presumption in favour of sustainable development)
- 2 (historic environment)
- 3 (landscape character)
- 4 (biodiversity and geodiversity)
- 5 (water environment, resources and flood risk management)
- 6 (development on brownfield land and land affected by contamination)
- 8 (North Northamptonshire place shaping principles)
- 9 (sustainable buildings and allowable solutions)
- 11 (network of urban and rural areas)
- 25 (rural economic development and diversification)
- 28 (housing requirements and strategic opportunities)
- 29 (distribution of new homes)
- 30 (housing mix and tenure)

6.4 Plan for the Borough of Wellingborough – Part 2 of the local plan (PBW)

Policy

SS1 (villages)

6.5 Other Relevant Documents:

Sustainable Design

Biodiversity

Upper Nene Valley Special Protection Area

Trees on Development Sites

Planning Out Crime in Northamptonshire

Parking

7. Evaluation

The proposal raises the following main issues:

- conformity with the development plan and material considerations;

- design, layout and the effect on the character and appearance of the surrounding area;
- effect on heritage assets;
- effect on archaeology;
- effect on landscape visual amenity;
- effect on flood risk and surface water drainage;
- effect on foul sewage;
- effect on noise:
- noise on air quality;
- effect on biodiversity;
- effect on the Upper Nene Valley Special Protections Area;
- compliance with national space standard, national accessibility standards and affordable;
- effect/impact on the living conditions of the neighbouring occupiers and the future occupiers of the development;
- effect/impact on highway safety in relation to the proposed access arrangement and parking provision;
- contamination;
- crime and disorder;
- conditions.

7.1 Principle of Development and material considerations - Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.”*

7.2 Policy 1 of the JCS is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the revised NPPF.

7.3 In addition to the specific NPPF requirements set out above, paragraph 132 states that ‘applicants will be expected to work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably’.

7.4 The application form at question five indicates that no pre-application advice or assistance has been sought from the council. The NPPF from paragraph 41 extols the virtues of applicants engaging in pre application discussion with the council to resolve any issues that may arise to help applicants avoid any unnecessary delays and costs.

7.5 Policy 1 of the JCS is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the revised NPPF.

7.6 The application site was originally excluded from the village confines for Grendon in the village inset map for Grendon contained within the Wellingborough Local Plan 1999 - 2004.

7.7 The red line boundary of the application site is partly within and partly outside the village boundary line for Grendon as defined in policy SS1 of the PBW. However, the location of the proposed built development on this site lies entirely within the village boundary line for Grendon.

7.8 The inspector's report into the local plan concluded that the village boundary for Grendon should include the land to the immediate west and south of the dwelling known as Hill Farm. The Inspector's views were reflected in the modifications to the plan which were consulted on in July - August 2018. The plan as modified was approved and adopted on 26 February 2019. Both local residents and the parish council were provided with opportunities to make representations on the PBW as it proceeded through the local plan process to its ultimate adoption.

7.9 Policy 11 (2) (a) of the JCS limits rural development to that which is required to support a prosperous rural economy and that is required to meet a local need. Policy 11 (2) (b) suggests that small scale infill development will be permitted on suitable sites within the village boundary, where it would not materially harm the character of the settlement, residential amenity or exceed the capacity of local infrastructure. Whilst this development would be within the village boundary it will need to be determined as to whether it represented a suitable location for this scale of infill development.

7.10 The development of the site would make a small contribution towards meeting the borough's housing targets as set out in policies 28 and 29 of the JCS. Specifically, it makes a contribution towards the rural housing target (outside of the four main villages) of 540 over the plan period. This should be weighed against other planning considerations in any decision.

7.11 The principle of the demolition of an existing two sided open agricultural barn used for the storage of hay, two stable blocks, a detached garage and double carport block and a residential development for 5 dwellings including plots 4 and 5 accessed off a shared private drive, hardstanding and associated landscaping and boundary treatments was established under planning permission reference WP/19/00541/FUL.

7.12 As referenced above a subsequent S73 consent reference WP/20/00534/VAR was granted on 5 November 2021 for the variation to condition 1 of planning permission reference WP/19/00541/FUL

7.13 A section 73 application is used to make minor amendments to an already approved scheme, which results in a development which is substantially different from the one which has been approved. These applications should be determined in accordance with section 38 (6) of the 2004 Act, but the council should, in making its decision, focus their attention on national or local policies or other material considerations which may have changed significantly since the original grant of planning permission, as well as the changes sought. The council should not look again at the principal of the development which is already established.

7.14 This current application seeks a variation to planning permission reference WP/19/00541/FUL which includes the variation of conditions 1 (approved plans), 4 (driveways laid out), 7 (CEMP), 8 (boundary treatment), 11 (location of refuse/recyclable materials), 14 (detailed landscaping scheme) , 16 (details of ground surface areas), 17 (lighting of private driveways) 18 (details of electrical

charging points) and 19 (new nesting opportunities for birds, bats and insects) following grant of planning permission reference WP/19/00541/FUL and the regularisation of the siting of plots 4 and 5, the raising and repositioning of the rear bedroom window serving plot 4; the repositioning of the two parallel parking spaces serving plot 5; an amendment to the layout of the private driveway including the removal of a section of block paving and replacement with tarmac and the addition of stone lintels to plots 4 and 5 and removal of brick window headers.

7.15 Neighbour objections have been received in relation to whether this application is lawful.

7.16 The current application does vary the previous permissions, that is why the developer must make an application.

7.17. The local planning authority needs to consider the revised scheme and decide whether it is acceptable in planning terms.

7.18 The development is not “unlawful”, it is unauthorised. It is not illegal to carry out development without planning permission. It only becomes unlawful when there is an enforcement notice in force (i.e. not appealed and having taken effect). The Council has not served an enforcement notice. It is only a criminal offence to carry out unauthorised works to a listed building or protected trees, which is not the case here.

7.19 The developer seeks to amend the approved plans condition to amend the approved layout and design of the dwellings.

7.20 The correct application to change the conditions is under Section 73. It is noted that the application form confirms that development has already started and the start date. Section 73A just deals with the effective date for retrospective applications.

7.21 Retrospective applications are not illegal, and developers can benefit from a Section 73 permission knowing the works were unauthorised.

7.22 The developer has applied to vary the original 2019 planning permission. The developer has two extant full permissions for this scheme references WP/19/00541/FUL and WP/20/00534/VAR. The developer can implement either and seek to vary either permission.

7.23 The proposed residential development would be acceptable in principle and would comply with policies 11 (2) (a) and (b), 28 and 29 of the JCS. The effects of the proposed design changes are discussed in detail below.

7.24 Design, layout and the effect on the character and appearance of the surrounding area

7.25 JCS at policy 8 (d) (i) and (ii) describes the principles that proposed development must take into account with regards to its effect on the character and appearance of an area.

7.26 The government at paragraph 130 (a) – (d) of the revised NPPF attach great importance to the design of built development. It goes on to advise that planning decisions should ensure that development will function well and add quality of the overall area; not just for the short term but over the life time of a development; are

visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the built environment and landscape setting, while not discouraging appropriate innovation and change; establish or maintain a strong sense of place, using the arrangements of streets, space, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

7.27 The National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

7.28 The key changes to the site layout plan for plots 4 and 5 are shown on drawing number CL-2020 CONS 1.02 Rev C, plots 4 and 5 have been sited 0.45 metres to the south west of the originally approved position. The detached dwelling and garage at number 26a Main Road were incorrectly shown on approved drawing number B57 100 Rev H and did not match the footprint shown on the location plan scale 1:1250.

7.29 In addition, the two parallel parking spaces serving plot 5 have been set back to allow the private driveway to be amended to provide enough space for vehicles to manoeuvre when entering and existing parking spaces. A small section of block paving provided on the front part of the private driveway is to be removed and replaced with tarmac to enable a single continuous surface to be provided.

7.30 The key changes to the elevational treatment of plots 4 and 5 are shown on drawing number B57-103 Rev J (plots 4 & 5 elevations) and include the omission of brick headers and replacement with stone headers and cills. The window design has changed to remove the central glazing bars. The bottom of window W7 on the first-floor rear elevation of plot 4 would be approximately 0.26 metres higher off the ground floor level than the approved first floor rear window, and as a result of the re-positioning of the proposed window the top of the window would therefore be approximately 0.26 metres higher than the approved window. Drawing number CL-2020-P4 & 5 CONS 2.1 Rev B (plots 4 & 5 approved and proposed elevations) shows the differences between the approved and proposed first floor rear window serving bedroom 3 in plot 4.

7.31 The proposed changes to the siting of plots 4 and 5, the elevational treatment of plots 4 and 5 and the proposed changes to the layout of the parking and removal of a section of block paving on the private driveway would not have a harmful effect on the character and appearance of the immediate site and would not have a harmful wider effect on the character and appearance of the street scene.

7.32 Parish council and neighbour objections have been received in relation to the effect on the character and appearance of the area.

7.33 The proposed changes to the siting and elevational treatments of plots 4 and 5 would comply with policy 8 (d) (i) and (ii) of the JCS.

7.34 Landscape character and visual amenity

7.35 Policy 3 (a), (b) and (e) of the JCS states that development should be located and designed in a way that is sensitive to its landscape setting retaining and where

possible enhancing the distinctive qualities of the landscape character area which it would affect.

7.36 An existing 2.5 metre laurel hedgerow (4 metres from existing ground level of plots 4 and 5) along the western boundary with 26A Main Street would be retained. A 2.5 hedge is being shown as retained along the southern boundary with number 9 Chequers Lane. A hard and soft landscaping condition was imposed on planning permission reference WP/19/00541/FUL to secure some environmental enhancements particularly within Chequers Lane and along the private drive to soften the appearance of hardstanding within the street scene. Under approval of details reserved by condition application reference WP/20/00561/CND the council agreed the hard and soft details as required by condition 14 on planning permission reference WP/19/00541/FUL. The approved details are shown on drawing numbers CL2020 PLNG B57-108 Rev D (soft landscaping) received 15 October 2020 and CL2020 PLNG B57-107 Rev A (hard landscaping) received 10 September 2020. This application seeks to vary the approved details approved under condition 14 with the details shown on drawing number CL-2020 CONS 1.5 REV E (landscaping plan) received 24 November 2021 and L2020 PLNG B57-107 Rev D (hard landscaping) received 24 November 2021. The details include the retention of the existing laurel hedgerow along the western rear boundary of plots 4 and 5 and the southern boundary of plot 4 which were shown to be removed on the originally approved site plan.

7.37 No neighbour or parish objections have been received in relation to the effect on landscape visual amenity.

7.38 Subject to the imposition of a condition requiring the landscaping scheme to be implemented the proposed development would comply with policy 3 (a), (b) and (e) of the JCS.

7.39 Sustainability

7.40 Policy 9 of the JCS is clear that development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day or alternative national standard applying to areas of water stress. To ensure compliance with this policy, a planning condition is recommended.

7.41 Effect on heritage assets: setting of listed buildings

7.42 The council is required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

7.43 Policy 2 (a) of the JCS seeks the protection, preservation and enhancement of the historic environment.

7.44 With regards the revised NPPF, chapter 16 sets out government advice on conserving and enhancing the historic environment. Paragraph 195 sets out its guidance where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset. Paragraph 196 advises on development proposals which will lead to less than substantial harm to the significance of a designated heritage asset. The paragraph goes on to say that the

harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

7.45 Listed buildings in the vicinity of the application site include 38 Main Road which lies adjacent to the site, number 40 Main Road and the Half Moon public house a little further down Main Road, all these buildings are Grade II listed. Further down Chequers Lane lies 29 also a building Grade II listed. At the centre of the village is the Grade II* listed St Mary's Church.

7.46 The more significant listed building is the Grade II* church which is a little further away. The church is set on the highest ground in the village and is easily visible from many points both within and on the edge of the village. The proposed plots replace recently demolished open sided hay barn, stable blocks, a garage and car port block and therefore would not significantly add to the built form or detract from views from far away of the church spire. NNC's built heritage consultant does not consider that the proposed development which forms part of this variation to planning permission reference WP/19/00541/FUL would harm the significance of the Grade II* listed church.

7.47 The closest listed building is number 38 Main Road, the part of the site that is nearest to this building would be the unaltered bungalow and stable block, NNC's built heritage consultant considers that there would not be any harm to the setting of the listed building.

7.48 Special regard has been had to the desirability of preserving the setting of listed buildings which lie within the vicinity of the application site as required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposed development is not considered to harm the setting of grade II and II* listed buildings which lie within the vicinity of the site and would comply with policy 2 (a) of the JCS.

7.49 Effect on heritage assets: conservation area

7.50 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve or enhance the character or appearance of a conservation area.

7.51 Policy 2 (a) of the JCS seeks the protection, preservation and enhancement of the historic environment.

7.52 Policy 2 (b) of the JCS seeks proposals to complement their surrounding historic through the form, scale and design of materials.

7.53 With regards to the revised NPPF, chapter 16 sets out government advice on conserving and enhancing the historic environment. Paragraph 195 sets out its guidance where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset. Paragraph 196 advises on development proposals which will lead to less than substantial harm to the significance of a designated heritage asset. The paragraph goes on to say that the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Paragraph 201 informs that not all elements of a conservation area will necessarily contribute to its significance.

7.54 The courts have held (*South Lakeland DC v Secretary of State for the Environment*, [1992] 2 WLR 204) that there is no requirement in the legislation that conservation areas should be protected from all development which does not enhance or positively preserve.

7.55 Whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves character and appearance unharmed.

7.56 The application site is located on the edge of the village and a small part is within the conservation area (plot 4). The remainder of the site borders the conservation area and as such can be considered to affect the setting of the conservation area.

7.57 The character of the conservation area generally consists of stone houses and cottages and the occasional brick-built house. There are also modern twentieth century houses and cottages, but these are occasional only.

7.58 The existing bungalow on the site would remain and a new garage block with a first-floor office to be used incidentally to the original dwelling has been permitted but this permission has yet to be implemented. A large open sided hay barn, stable blocks and a detached garage and double car port, have been demolished as part of the proposed redevelopment of the site.

7.59 Plots 2 and 3 are roughly in the position of the open side hay barn and plot 1 is positioned nearer to Chequers Lane. Plots 4 and 5 are set to the west of the site.

7.60 The part of Grendon conservation area that encroaches onto the site seems to be a remnant of the former curtilage of number 9 Chequers Lane. There is no other reason for the conservation area to further extend onto the site.

7.61 Plots 1, 2 and 3 have been constructed out of stone to match other stone buildings to the west of the application site. Plots 4 and 5 have been constructed out of facing brick which match the colour of other brick dwellings in the vicinity of the application site.

7.62 The stone sills and stone external finish are supported by NNC built heritage consultant.

7.63 The specification of all finish materials, fenestration and door details, and rainwater goods are shown on the materials schedule and physical samples have been received and are considered acceptable.

7.64 No parish council or neighbour objections have been received in relation to the effect on the character and appearance of the conservation area.

7.65 Subject to a condition being imposed in relation to the implementation of the approved samples of materials and details shown on the materials schedule A the proposed development would comply with policy 2 (a) and (b) of the JCS and special attention to the need to preserve or enhance the character or appearance of a conservation area has been paid by the council's design and conservation officer as

required Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.66 Archaeology

7.67 JCS policy 2 (d) requires that where proposals would result in the unavoidable and justifiable loss of archaeological remains, provision should be made for recording and the production of a suitable archive and report.

7.68 With regards the revised NPPF, section 16 sets out government advice on conserving and enhancing the historic environment and in particular paragraph 194 advises that, where appropriate, when determining an application which could affect a heritage asset with archaeological interest the council should, where appropriate, require developers to submit a field evaluation.

7.69 A condition was imposed on planning permission reference WP/19/00541/FUL for an archaeological programme of works.

7.70 A written scheme of investigation archaeological evaluation on land at Hill Farm, Grendon by Archaeology Warwickshire dated August 2020 (21 pages) was considered by Northamptonshire archaeological officer appropriate for the proposal.

7.71 NNC archaeological advisor confirms that following the receipt of an archaeological evaluation report by archaeology Warwickshire there is no need to impose any archaeological condition on any new planning permission.

7.72 The varied development would comply with policy 2 (d) of the JCS.

7.73 Flood risk and drainage

7.74 The JCS at policy 5 sets out a raft of sub policies aimed at preventing or reducing flood risk.

7.75 The revised NPPF at chapter 14 sets out government views on how the planning system should take into account the risks caused by flooding. The planning practice guidance under the chapter titled 'flood risk and climate change' gives detailed advice on how planning can take account of the risks associated with flooding in the application process.

7.76 The application site does not lie within a known flood plain. The environment agency flood map for planning shows that the application site is in an area that has a low chance of flooding from surface water. This means that each year, the area has a chance of flooding of between 1 in 1000 (0.1%) and 1 in 100 (1%).

7.77 The application site is well served by public storm water drains and foul sewers that could accommodate run-off and wastewater.

7.78 No objections have been received from neighbours in relation to effects on flood risk and drainage.

7.79 The proposed development would comply with policy 5 of the JCS.

7.80 Noise

7.81 To ensure quality of life and safer and healthier communities the JCS at policy 8 (e) (ii) states that new development should be prevented from contributing to or being adversely affected by unacceptable levels of noise. Chapter 15 of the revised NPPF gives advice on how local planning authorities should prevent new development from being adversely affected by unacceptable levels of noise pollution. The NPPF further advises that decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.

7.82 The PPG offers detailed advice on Noise which was updated on 24 December 2014.

7.83 NNC environmental protection officer previously identified that the construction phase of the development has the potential to cause problems in terms of dust and noise. To limit the potential detriment of construction works on residential amenity a condition was imposed on planning permission reference WP/19/00541/FUL requiring a construction environmental management plan. A construction environment management plan was approved under approval for details reserved by condition reference WP/20/00472/CND. Seagrove Developments Construction Environmental Management Plan (CEMP) REV C and CL -CP 01 Rev B (construction phase plan) accompanied this application.

7.84 No parish council or neighbour objections have been received in relation to effects from noise during the construction process.

7.85 Subject to the imposition of a condition requiring the amended construction environmental management plan to be implemented throughout the construction process the proposed development would comply with policy 8 (e)(ii) of the JCS.

7.86 Air quality

7.87 The JCS at policy 8 amongst other things, requires development not to result in an unacceptable impact on neighbours by reason of pollution.

7.88 To ensure quality of life and safer and healthier communities the JCS at policy 8 (e) (i) requires development not to have an unacceptable impact on amenities by reason of pollution, whilst 8 (e) (ii) goes further by stating that both new and existing development should be prevented from contributing to or being adversely affected by unacceptable levels of air pollution.

7.89 Chapter 15 of the revised NPPF offers broad advice on how local planning authorities should prevent both existing and new development from being adversely affected by unacceptable levels of air pollution.

7.90 The East Midlands region is looking to minimise the cumulative impact on local air quality that ongoing development has rather than looking at significance.

7.91 The proposed development includes the provision for vehicle parking. A key theme of the revised NPPF is that developments should enable future occupiers to make "green" vehicle choices and paragraph 112 (e) "incorporate facilities for charging plug-in and other ultra-low emission vehicles". Policy 15 (c) of the JCS seeks for the design of development to give priority to sustainable means of transport

including measures to contribute towards meeting the modal shift targets in the Northamptonshire Transportation Plan.

7.92 An informative should be added to any permission seeking any gas fired boilers to meet a minimum standard of 40 mgNO_x/Kwh. To prepare for the increased demand for electric vehicles in future years a condition was imposed to planning permission reference WP/19/00541/FUL for appropriate infrastructure for electric vehicle charging points to be included within the development. This application was accompanied by drawing number CL 2020 PLNG B57-106 Rev D (electrical charging point location plan) received on 24 November 2021 showing where the electric charging points on each dwelling would be installed and manufacturer details of the electric charging point to be installed on each dwelling. The proposed electric charging point information is deemed to be acceptable.

7.93 Subject to the imposition of an informative in relation to any gas fired boilers meeting the minimum standard and a condition requiring the for the scheme for electric charging points to be installed on each dwelling prior to the first occupation of each associated dwellings the proposed development would comply with policies 8 (e) (ii) and 15 (c) of the JCS.

7.94 **Biodiversity**

Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

7.95 The JCS at policy 4 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.

7.96 The revised NPPF at chapter 15 'protect and enhance biodiversity and geodiversity' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity.

7.97 The ecological appraisal recommended the following mitigation and enhancements should be incorporated into the development including open fronted bird boxes for a variety of species, a variety of insect boxes for example urban bee nesting box or bug biome, bat boxes installed in the building or on posts. New nesting opportunities for birds, bats and insects are shown on CL 2020 PLNG B57-109 Rev D (ecology requirements plan) received 24 November 2021. A condition should be imposed to ensure that these details are implemented prior to the first occupation of any associated dwelling.

7.98 No neighbour or parish council objections have been received in relation to the effects on protected species and biodiversity enhancements.

7.99 Subject to the imposition of condition in relation the implementation of the plan for new insect, bat and bird boxes and or bricks prior to the first occupation of any associated dwelling, the proposed development would comply with policy 4 of the JCS.

7.100 Effect on the Upper Nene Valley Special Protection Area

7.101 The Upper Nene Valley Gravel Pits Special Protection Area (SPA)/Ramsar site is legally protected by the Conservation of Habitats and Species Regulations 2010 (the 'Habitats Regulations').

7.102 Policy 4 of the JCS on biodiversity and geodiversity states that developments likely to have an adverse effect either alone or in-combination on the Upper Nene Valley Gravel Pits Special Protection Area must satisfy the requirements of the Habitat Regulations and avoid or mitigate any impacts identified.

7.103 The Upper Nene Valley Gravel Pits Supplementary Planning Document (SPD) has been produced to help local planning authorities, developers and others ensure that development has no adverse effect on the SPA, in accordance with the legal requirements of the Habitats Regulations. The SPD has been developed with Natural England and the RSPB. A Mitigation Strategy adopted as an addendum to the SPA SPD provides further guidance for development within the 3km zone of the SPA and details a specific financial contribution for each new dwelling towards Strategic Access Management and Monitoring (SAMM) to avoid and mitigate impact.

7.104 Since these policies were adopted there has been a ruling made by the Court of Justice of the European Union (the CJEU) on the interpretation of the Habitats Directive in the case of People Over Wind and Sweetman vs Coillte Teoranta (ref: C 323/17). This requires development relying on mitigation in relation to the Habitats Regulations to no longer be considered at the screening stage, but taken forward and considered at the appropriate assessment stage to inform a decision as whether no adverse effect on site integrity can be ascertained.

7.105 A Habitat Regulations Assessment to identify the likely effects of the proposed development on the SPA has been undertaken. It is considered that a planning decision on the merits of the proposed development can be taken as the applicant has made an SPA mitigation payment of £1,347.20 (£269.44 per dwelling x 5) made under section 111 of the Local Government Act 1972 under planning permission reference WP/19/00541/FUL and the development meets the criteria set out in the SPA SPD for this approach to be taken. The SPA payment is required to be made before the determination of a planning application and so the correct SPA mitigation fee was paid at that time of the determination of the original planning permission reference WP/19/00541/FUL. As there is no increase in residential units no further payment is necessary in respect of this new varied application.

7.106 The proposed development would comply with Policy 4 of the JCS and with the requirements of the SPA SPD. The contribution provided will be used for measures to reduce the impacts of the proposed development and allows a conclusion of no adverse effect on the integrity on the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar Site.

7.107 Housing mix

Policy 30 (a) (i) of the JCS seeks to the mix of house types within developments to reflect the need to accommodate smaller house households with an emphasis on the provision on small and medium sized dwellings (1 to 3 bedroom) include where appropriate dwellings designed for older people.

7.108 Policy 30 (a) (ii) of the JCS seeks to ensure there would not be an overconcentration of a single type of housing where this would adversely affect the character or infrastructure of the area.

7.109 The proposed development includes the provision of three four bedroom and two three-bedroom market dwellings. The proposed development would not result in an overconcentration of a single type of housing or adversely affect the character or infrastructure in the area.

7.110 National Space Standards

The JCS at Policy 30 (b) requires the internal floor area of new dwellings to meet the National Space Standards as a minimum.

7.111 The applicant has confirmed on amended drawing numbers B57-100 K (proposed site plan); B57-101 F (floor plans plot 1); B57-102 F (floor plans plot 2); B57-105 Rev C (floor plans plot 3) and B57-103 J (floor plans plots 4 and 5) that the minimum gross internal floor area for each unit and built in storage area would meet the technical housing standards. The width and area of the single bedrooms and double bedroom would meet the technical requirements.

7.112 The development would comply with policy 30 (b) of the JCS.

7.113 National Accessibility Standards

Policy 30 (c) seeks new dwellings to meet category 2 of the National Accessibility Standards as a minimum.

7.114 All units should achieve category 2 of the National Accessibility Standards as a minimum. A condition was imposed on planning permission reference WP/19/00541/FUL and should be re imposed on any planning permission issued in relation to this proposed variation to planning permission application to ensure that the dwellings met category 2 of the National Accessibility Standards

7.115 Living conditions of the neighbouring occupiers

7.116 The JCS at policy 8 (e) (i) details policy relating to the protection of amenity of neighbouring occupiers.

7.117 At paragraph 130 (f) of the revised NPPF the government requires new development to provide 'a high standard of amenity for all existing and future users.

7.118 There are a number of properties in the vicinity of the site whose gardens abuts the application site and who have an outlook from habitable rooms onto the application site. In addition, there is a change in levels from west to east.

7.119 Effect on 26A Main Road is located on ground approximately 2 metres lower than the application site. There is a two-metre-high retaining wall on the boundary between number 26A Main Road and the application site. A 1.8-metre-high close boarded fence sits on top of the retaining wall. The proposed dwellings would be sited approximately 9.3 metres from the boundary with number 26A Main Road as shown on the site location plan. In the eastern side elevation of 26A Main Road, there are secondary lounge and study windows and a cloakroom window at ground floor level. At first floor level there is a bedroom and an ensuite window. These are the sole windows to these rooms.

7.120 The site plan confirms that the existing boundary treatment along the western boundary with number 26A Main Road is being retained. Plots 4 and 5 would retain a spacing and separation distance to 18.1 metres. The rear elevation of plots 4 and 5 would contain a kitchen/dining room which would be screened by an existing 1.8-metre-high fence positioned along the boundary with number 26A Main Road. At first floor level an ensuite window in each dwelling is proposed. These windows should be conditioned to be obscurely glazed as per the original planning permission reference WP/19/00541/FUL.

7.121 A first-floor window serving bedroom 3 in plot 4 is proposed in the rear elevation above the ground floor French window which faces the eastern side boundary of 26A Main Road. Additional drawing number CL-2020-P4 .& 5 CONS 2.1 Rev B (plots 4 and 5 approved and proposed elevations) received on 22 November 2021 compares the changes between the approved first floor window serving bedroom 3, in the rear elevation of plot 4, with the proposed window to be installed in the first floor rear elevation serving bedroom 3. The window currently installed on-site in the rear elevation is not the final window. The positioning of the window has changed as the building regulations require the bottom opening light of a window to be between 0.8 metres and 1.1 metres from the first-floor level with a minimum opening of 0.45 x 0.7 metres for escape purposes. The approved drawings show the bottom of the window at approximately 0.54 metres above first floor level. For the property to meet building regulations, the applicant needs the window cill to start at 0.8 metres above the first floor level and proposes to fit a window measuring approximately 1.05 metres high which would then finish at a total height of approximately 1.85 metres, and would measure 0.25 metres lower than a standard window at the top and 0.4 metres lower than a standard window at the bottom, whilst still complying with building regulations.

7.122 The proposed window would measure the same height as the approved window. However, the bottom of the proposed window would be approximately 0.25 metres higher than the bottom of the window approved window and the top of the window would be approximately 0.25 metres higher than the approved window. (see drawing number CL-2020-P4 .& 5 CONS 2.1 Rev B (plots 4 .& 5 approved and proposed elevations))

7.123 This proposed first floor window would be positioned in excess of 18.1 metres from the flank side elevation of number 26A Main Road. The proposed window would face onto the eastern side elevation of number 26A Main Road. The proposed bedroom window would not directly face the neighbour but be at an oblique angle to a first-floor bedroom window which is used by the occupiers of 26A Main Road as a study. It is considered that a spacing and separation distance of in excess of 18.1 metres would be adequate between the first floor bedroom window in the rear elevation of plot 4 and habitable rooms at ground and first floor in the side flank elevation of number 26A Main Road, so as not to result in unacceptable loss of privacy. The eastern boundary of between plots 4 and 5 is screened by a 1.8-metre-high close boarded fence and a laurel hedgerow which measures approximately 4 metres in height from the finished floor level of plot 4 and currently wholly screens the first floor bedroom window serving plot 4, and results in no loss of privacy to either habitable rooms in the flank elevation or the side garden of 26A Main Road.

7.124 The proposed dwellings serving plots 4 and 5 have been sited approximately 0.45 metres to the southwest of the originally approved siting. However, the originally approved site plan on drawing number B57 -100 Rev H under planning permission reference WP/19/00541/FUL for the erection of the 5 dwellings incorrectly shows the position of the dwelling house and associated detached double garage at No. 26a High Street. This has now been shown on the site layout plan in its correct place using a darker green line on drawing number CL 2020 CONS 1.02 Rev C. This change results in part of plot 4 siting in line with the northern side elevation of the double garage rather than to the rear of the garage. Plot 5 is positioned 0.45 metres to the southwest of its original position. The incorrect positioning of the double garage is on the originally approved planning permission is an anomaly. The siting of the proposed dwellings is considered to be acceptable and would not have harmful effect on the amenities of number 26A in relation to unacceptable loss of privacy, light or overshadowing. It should be noted that the principal garden serving number 26A Main Road lies to the north of the dwelling and is not affected by the proposed development.

7.125 Effect on 9 Chequers Lane this is one of a pair of semi-detached properties which front onto part of the western boundary of the application site. An existing 1 metre high retaining wall with a 1.8-metre-high close boarded fence screens the two ground floor windows serving habitable rooms however, two first floor bedroom and landing windows enjoys an open outlook. A ground floor kitchen and first floor bathroom window are located within the northern side elevation of 9 Chequers Lane. An existing 1 metre high retaining wall with a 1.8-metre-high fence encloses the northern boundary of 9 Chequers Lane in front of which lies a hedgerow on the application site. Planning permission reference WP/19/00244/FUL was granted on 18 June 2019 for "the moving of internal staircase and removal of external door/canopy in east elevation and installation of 2 windows; the removal of a first floor single pane window and replacement with a three pane window; The removal of an existing ground floor window and addition of a new front door and canopy". This permission has not been implemented but is still extant.

7.126 The southern flank elevation of plot 4 would face the side elevation of 9 Chequers Lane. A flank to flank spacing and separation distance of 19.6 metres would be retained. A ground floor window serving a kitchen/dinner and a secondary lounge window is proposed in the southern elevation. These would be screened by a 1 metre high retaining wall with a 1.8-metre-high close boarded fence on top and an existing hedgerow. No windows are proposed in the southern first floor elevation.

7.127 Grendon Parish Council and neighbours consider that the proposed variation to the siting of plot 4 and 5 and the re-positioned first floor rear window in plot 4 causes unacceptable overlooking / loss of privacy/overshadowing to neighbouring amenity.

7.128 Having reviewed the issue of neighbouring amenity in detail, including the additional site visits at an advanced stage of the development, and taking account of representations received, it is considered that the proposed development would not have an unacceptable effect on neighbouring amenity in relation to light, outlook or privacy and would comply with policy 8 (e) (i) of the JCS.

7.129 Highway safety

7.130 JCS policy 8 (b) (i) gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters.

7.131 JCS policy 8 (b) (ii) seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

7.132 Access

7.133 The site is located on the northern side of Chequers Lane and contains a vacant single residential dwelling and the shells of 5 dwellings. The site is served by an existing access to Chequers Lane. At its junction with Main Road the carriageway of Chequers Lane is 5.3 metres wide and there are footways on either side of the carriageway at the junction. The northern footway terminates at the access to the site. Outside of the site Chequers Lane measures approximately 4.8 metres wide and from this point to the east it is a shared surface lane.

7.134 The existing dwelling on the site will be retained making a total of 6 dwellings on the site. A shared private drive will serve the existing dwelling and 4 of the proposed dwellings. Access to the private drive will be taken from the existing access point serving the site. It is also proposed to create a new access to Chequers Lane to serve plot 1. The proposed variations to the scheme would not affect the accesses to serve either plot 1 or plots 2-5.

7.135 Northamptonshire highways raised no objections in highway safety or capacity terms to the modification of the existing entrance and widening of the access drive to serve the existing dwelling and plots 2 -5 or to the formation of a new vehicular access and driveway to serve plot 1. A condition should be imposed on any permission seeking the shared access drive to be hard paved for the first 5 metres back from the highway and a drainage channel is provided to prevent surface water draining directly into the highway.

7.136 Pedestrian Access

Northamptonshire highways previously recommended that a condition should be imposed to ensure that pedestrian to vehicle visibility of 2.0 metre x 2.0 metre above a height of 0.6 metres can be provided and maintained on both sides of the vehicular accesses. This condition should be imposed on any new permission.

7.137 Parking

7.138 On-plot parking provision should be in accordance with the standards set out in the Northamptonshire parking standards (2016). The three-bedroom dwellings should be provided with two allocated on plot parking spaces and a covered cycle store to enable three cycles to be stored. The four-bedroom dwellings should be provided with three allocated on plot parking spaces and a covered cycle store to enable four cycles to be stored. Northamptonshire highways recommend that four bedroomed dwellings only with a double garage may be regarded as one parking space. The internal dimensions of garages should be 5.8 metres x 6 metres for a double garage.

7.139 In addition, two unallocated visitor parking spaces should be provided.

7.140 The site layout plan includes provision of areas of hardstanding for up to 12 vehicles to park (10 on plot and 2 unallocated spaces), in addition the 4 bedroomed dwellings would have one parking space for a vehicle and space for the parking of 4 cycles inside the double garage. A covered cycle store would be provided in the gardens of plots 4 and 5 which would be accessible from a dedicated private footpath to each dwelling.

7.141 The proposed site layout plan shown on drawing number CL 2020 CONS 1.02 Rev C seeks to amend the siting to the parallel parking spaces serving plot 5. The spaces would be sited within previously approved garden land. This change has been made to enable enough manoeuvring space to be provided for future users of plot 5 to enable vehicles to enter and exit the private driveway in a forward gear.

7.142 Upon occupation of the site by the applicant, it was discovered that the site boundary shown on drawing number B57 100 Rev H to the southwest of Plot 4 was incorrectly shown and in fact there was additional land approximately 1.9 metres. This has enabled landscaping to be retained along the southern boundary with number 9 adjacent to the parking spaces serving plot 4.

7.143 There is adequate on-site parking for the proposed dwellings to comply with the Northamptonshire parking standards.

7.144 Northamptonshire highways have not raised any objections to the proposed varied development on highway capacity or highway safety grounds.

7.145 No parish council or neighbour objections have been received in relation to the effects of the varied development on highway safety and capacity.

7.146 Subject to conditions in relation to the installation of the agreed hard surfacing and surface water drainage channels to prevent the discharge of surface water directly onto the highway and pedestrian to vehicular visibility The proposed varied development would comply with policy 8 (b) (i) and (ii) of the JCS and advice contained within paragraphs 111 and 112 of the NPPF.

7.147 Contamination

7.148 The JCS at policy 6 says that local planning authorities will seek to maximise the delivery of development through the re-use of suitable previously developed land within the urban areas. Where development is intended on a site known or suspected of being contaminated a remediation strategy will be required to manage the contamination. The policy goes on to inform that planning permission will be granted where it can be established that the site can safely and viably be developed with no significant impact on either future users of the development or on ground surface and waters.

7.148 The revised NPPF at paragraphs 184 and 185 sets out policies on development involving contaminated land. The planning practice guidance also offers detailed government advice on this topic.

7.150 The application was accompanied by Soiltechnics Ground Investigation Report for proposed residential development off Chequers Lane Grendon reference number ST550121 -G01 Rev 0 dated May 2020 received 7 August 2020, which identifies

remedial works which need to be carried out before the development is occupied. A condition should be imposed seeking any remedial works to be carried out in accordance with the remediation strategy and validated by the submission of an appropriate verification report prior to first occupation of the development. Should any unforeseen contamination be encountered the local planning authority shall be informed immediately. Any additional site investigation and remedial work that is required as a result of unforeseen contamination will also be carried out to the written satisfaction of the local planning authority.

7.151 The council's environmental protection officer (contamination) recommends that they have no objections to make on this application for land contamination.

7.152 No parish council or neighbour objections have been received in relation to the effects of contamination.

7.153 Subject to the imposition of a condition in relation to remediation and verification of any remediation works carried out the proposed development would comply with policy 6 of the JCS.

7.154 **Crime and disorder**

7.155 Section 17 of the Crime and Disorder Act 1998 details the need for the council to do all that it reasonably can to prevent, crime and disorder in its area.

7.156 The JCS at policy 8 (e) (iv) sets out the policy requirement for new development to seek to design out crime and disorder and reduce the fear of crime.

7.157 The adopted designing out crime supplementary planning guidance gives detailed advice this issue.

7.158 The revised NPPF at paragraph 130 (f) state that decisions should aim to ensure that developments create safe, inclusive and accessible environments which promote health and wellbeing with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience.

7.159 Northamptonshire Police has no formal objection in terms of designing out crime to the application in its current form. However, the following should be considered:

- All doors and windows in domestic dwelling should meet the requirements of Approved Document Q of Building Regulations. Northamptonshire Police recommend the use of 3rd party accredited products.
- Each dwellings have a dusk 'til dawn light adjacent to the front door.
- The applicant should confirm that a suitable means of access is provided that would meets with the requirements of Northamptonshire Fire and Rescue Service and of Building Regulation B5 – Access and Facilities for the Fire Service.

7.160 The applicant has confirmed that all doors and windows will meet requirements of approved Document Q of the Building Regulations. Each dwelling will be fitted with a dusk to dawn light adjacent the front door and there is suitable means for access that meets Northamptonshire Fire & Rescue Service Part B5 of the Building Regulations.

7.161 No parish or neighbour objections have been raised in relation to crime and disorder.

7.162 The proposed development would comply with policy 8 (e) (iv) of the JCS.

7.163 **Conditions**

7.164 The revised NPPF at paragraph 55 requires conditions to only be imposed where they are: necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The PPG reiterates this advice.

7.165 It is considered that the proposed conditions meet the tests set out in the NPPF and the provisions of the PPG.

8. Other Matters

8.1 **Lighting**

Policy 8 (e) (i) of the JCS seek to protect amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area by reason of light.

8.2 Condition 17 of planning permission reference WP/19/00541/FUL required details of the proposed lighting scheme for the lighting of the shared private driveways and shared parking courts. The application was accompanied by a lighting strategy for the private driveway shown on drawing number DW Windsor drawing number DW Windsor drawing number 20-15390-1 Rev D (lighting design) received 26 November 2021. The commission for darker skies (CFDS) notes and welcomes the use of DW Windsor Kirium Pro mini post top lanterns. These lanterns are considered by CFDS to offer excellent distribution on the ground whilst producing negligible upward waste light. From originally submitted lighting drawing, there appears to be probable light spill into a neighbouring existing property from lantern A3. CFDS recommended that the lantern orientation be adjusted, and shielding is fitted to both the lantern and column to minimize unwanted light nuisance to the existing property which could become an issue under paragraph 102 Clean Neighbourhoods and Environment Act.

8.3 However, the light from lantern three spills into the driveway of the host dwelling 15 Chequers Lane and the applicant would sooner have the light from the lamp post lighting the driveway serving the host property for security reasons.

8.4 No neighbour objections have been received in relation to lighting.

8.5 Subject to the imposition of a condition in relation to the implementation of the detailed lighting scheme serving the private driveway before any associated dwelling is first occupied the proposed development would comply with policy 8 (e) (i) of the JCS.

8.6 **Equality** – the scheme provides housing which meets the nationally described space standards and category 2 of the national accessibility standards.

8.7 Health Impact Assessment – Paragraph 92 of the NPPF states planning policies and decisions should aim to achieve healthy, inclusive and safe communities and, specifically, criterion (c) of this seeks to enable support healthy lifestyles for example, through a layouts which encourage walking to local services and amenities within the village. It is considered that the proposal subject to this application will enable this aims to be achieved and therefore it is considered acceptable on health impact grounds.

8.8 Neighbour comments in relation to non-material planning matters

Building regulations are a separate regime and not for the planning application.

9. CONCLUSION/PLANNING BALANCE

9.1 The proposed variation to planning permission reference WP/19/00541/FUL complies with the development plan policies and is consistent with the provisions in the revised NPPF specifically in relation to promoting sustainable development, raising design standards, the effects on highway safety and capacity, contamination, surface water drainage, noise throughout the construction process, biodiversity, the provision of electric vehicle charging points, effects on SPA mitigation and effects on neighbouring amenity. The changes are considered acceptable. In the absence of any material considerations of sufficient weight, it is recommended that the proposal be approved subject to conditions.

10. RECOMMENDATION

10.1 That planning permission be **GRANTED** subject to the conditions listed at the end of the report

11. Conditions

1. The development hereby approved shall be carried out in accordance with Seagrove Developments Ltd drawings numbers and documents:
Location plan scale 1:1250 received 16 November 2021;
CL2020 CONS 1.02 Rev C (site layout plan) received 16 November 2021;
B57-101 Rev F (plot 1 floor plans and elevations as proposed) received 16 November 2020;
B57-102 Rev F (plot 2 floor plans and elevations as proposed) received 16 November 2020;
B57-103 Rev J (plots 4 & 5 floor plans and elevations as proposed) received 24 November 2020;
B57-105 Rev C (plot 3 floor plans and elevations as proposed) received 16 November 2020;
CL2020 PLNG B57 104 J (site elevation - sections) received 24 November 2021;
CL-2020 P4&5 CONS 2.0 Rev E (plots 4 & 5 elevations) received 28 September 2021;
CL-2020-P4 & 5 CONS 2.1 Rev B (plots 4 & 5 approved and proposed elevations) received 22 November 2021;
B57-104 Rev G (site elevations as proposed) received 16 October 2020;

CL 2020 PLNG B57-106 Rev D (electrical charging point location plan) received on 24 November 2021;
CL-2020 P1 CONS 1.5 Rev E (soft landscaping) received 24 November 2021;
CL2020 PLNG B57-107 Rev D (hard landscaping) received 24 November 2021;
CL 2020 PLNG B57-109 Rev D (ecology requirements plans) received 24 November 2021;
Seagrove Developments Construction Environmental Management Plan (CEMP) REV C (10 pages) received on 16 November 2021;
CL -CP 01 Rev B (construction phase plan) received on 16 November 2021;
Soiltechnics Ground Investigation Report for proposed residential development off Chequers Lane Grendon reference number ST550121 -G01 Rev 0 dated May 2020 received 7 August 2020;
DW Windsor drawing number 20-15390-1 Rev D (lighting design) received 26 November 2021;
Rolec Wallpod Electrical Vehicle Ready datasheet received on 16 November 2021;
External materials for 15 Chequers Lane, Grendon received on 16 November 2021;
Ecological appraisal by Cherryfield ecology dated 29 October 2019 (39 pages) received 16 November 2021;
Bradstone Woburn Rumbled Graphite block paving received on 21 September 2020;
Land at Hill Farm, Grendon, Northamptonshire archaeological evaluation report No 2090 dated October 2020 by archaeology Warwickshire (32 pages) received 16 November 2021.

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

2. The development shall be begun not later than 22 January 2023.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development shall be carried out in accordance with the hereby approved external materials Rev A schedule for 15 Chequers Lane, Grendon unless alternative material samples are submitted to and approved by the local planning authority.

Reason: To ensure that the development does not detract from the appearance of the locality in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

4. The hereby approved dwellings on plot 1 and plots 2-5 shall not be occupied until the vehicular areas that are within 5 metres from the boundary of the site where it meets the public highway have been constructed and surfaced in a stable and durable manner in accordance with the Bradstone Woburn Rumbled Graphite block paving sample and tarmacadam as detailed on Seagrove

Developments Ltd L2020 PLNG B57-107 Rev D (hard landscaping) received 24 November 2020. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of extraneous material or surface water in the interests of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure a satisfactory parking of vehicles outside of highway limits in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

5. Prior to the first occupation of plot 1 and plots 2 - 5, pedestrian to vehicle visibility of 2.0 metre x 2.0 metres above a height of 0.6 metres must be provided and maintained in perpetuity on both sides of the vehicular access.

Reason: In the interests of highway safety in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

6. The dwellings hereby approved shall be built to meet the requirements of the national Accessibility Standards in category 2 (accessible and adaptable dwellings) in accordance with the schedule of the Approved Document M of the Building Regulations (2015).

Reason: To ensure that the development complies with the national accessibility standards and policy 30 (c) of the North Northamptonshire Joint Core Strategy.

7. The development shall be carried out in accordance with the hereby approved Seagrove Developments Construction Environmental Management Plan (CEMP) REV C (10 pages) and drawing number CL -CP 01 Rev B (construction phase plan) throughout the construction process.

Reason: To ensure there are adequate mitigation measures in place and in the interests of amenities of existing and future residents in accordance with policies 8 (b) (i) and 8 (e) (ii)] of the North Northamptonshire Joint Core Strategy.

8. Prior to the first occupation of any associated dwelling the boundary treatments detailed on drawing number CL-2020 CONS 1.5 Rev E (landscaping plan) received 24 November 2021 shall be installed and the approved fence and railings shall subsequently be retained thereafter.

Reason: To ensure a suitable form of boundary treatment is constructed in accordance with Policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

9. The dwellings hereby approved shall incorporate measures to limit water use to no more than 105 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations (2015).

Reason: To ensure that the development complies with policy 9 of the North Northamptonshire Joint Core Strategy.

10. No dwelling shall be occupied until the car/vehicle parking area shown on the hereby approved plans have been constructed, surfaced and permanently marked out. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

11. No dwelling hereby permitted shall be occupied until the refuse stores, as shown on approved plan number CL-2020 CONS 1.5 Rev E (landscaping plan) received 24 November 2021 have been completed in accordance with the approved details. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

12. No dwelling hereby permitted shall be occupied until the cycle parking provision shown on the approved plans has been completed. Thereafter, the cycle parking provision shall be kept free of obstruction and shall be available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking in accordance with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

13. The remedial works identified in Soiltechnics Ground Investigation Report for proposed residential development off Chequers Lane Grendon reference number ST550121 -G01 Rev 0 dated May 2020 shall be carried out in accordance with the strategy hereby approved by the local planning authority and validated by the submission of an appropriate verification report prior to first occupation of the development. Should any unforeseen contamination be encountered the local planning authority shall be informed immediately. Any additional site investigation and remedial work that is required as a result of unforeseen contamination will also be carried out to the written satisfaction of the local planning authority.

Reason: To ensure that the site is fit for its proposed purposes and any potential risks to human health, property, and the natural and historical environment, are appropriately investigated and minimised in accordance with policy 6 of the North Northamptonshire Joint Core Strategy.

14. Development shall be carried out in accordance with the hereby approved soft and hard landscaping details shown on Seagrove Developments Ltd drawing numbers CL-2020 CONS 1.5 Rev E (landscaping plan) received 24 November

2021 and L2020 PLNG B57-107 Rev D (hard landscaping) received 24 November 2021. If within a period of 2 years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with policy 3 (a), (b) and (e) of the North Northamptonshire Joint Core Strategy.

15. Prior to the first occupation of the any associated dwellings hard surfacing areas shall be Bradstone Woburn Rumbled Graphite block paving and Tiselo Tephra Dark Grey Porcelain paving slabs as detailed on Seagrove Developments Ltd drawing number CL-2020 CONS 1.5 Rev E (landscaping plan) received 24 November 2021 and L2020 PLNG B57-107 Rev D (hard landscaping) received 24 November 2020.

Reason: To protect the character and appearance of the area and to minimise the effect of development on the area in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

16. The hereby approved scheme for the lighting on the unadopted private driveway shown on DW Windsor drawing number 20-15390-1 Rev D (lighting design) received 26 November 2021 shall be implemented prior to the first occupation of the associated dwelling and shall be retained in that form thereafter or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form.

Reason: To ensure that there is adequate lighting over the associated private driveways and to reduce the fear of crime through the creation of a safe environment and accord with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

17. The hereby approved scheme for the electric charging point details shown on drawing number CL 2020 PLNG B57-106 Rev D (electrical charging point location plan) received on 24 November 2021 and the Rolec Wallpod Electrical Vehicle Ready datasheet received 8 October 2020 shall be installed prior to the first occupation of each associated dwelling in that phase.

Reason: To negate the impact of the development on local air quality and accord with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy and advice contained within the Northamptonshire parking standards (2016).

18. The hereby approved scheme for new nesting opportunities for birds, bats and insects shown on Seagrove Developments Ltd drawing number CL 2020 PLNG B57-109 Rev D (ecology requirements plan) received 24 November 2021 shall be implemented prior to the first occupation of any associated dwelling.

Reason: To maintain and enhance local biodiversity and ecology in accordance with policy 4 of the North Northamptonshire Joint Core Strategy.

19. All mitigation and compensation recommendations set out in the ecological appraisal by Cherryfield ecology dated 29 October 2019 shall be implemented at the appropriate stage of the development and no later than one year after the final occupation of the development.

Reason: To maintain and enhance local biodiversity and ecology in accordance with policy 4 (a) (ii) and (iii) of the North Northamptonshire Joint Core Strategy.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the garage/car parking space(s) hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging/parking of private motor vehicles and ancillary domestic storage associated with the residential occupation of the property without the specific grant of planning permission from the local planning authority.

Reason: To ensure adequate parking is provided, in the interests of highway safety and in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 2015 (or any order revoking, re-enacting or modifying that Order), the proposed first floor rear (western) elevation ensuite windows serving plots 4 and 5 shall be glazed with obscure glass and thereafter maintained in this condition at all times. The level of obscurity shall be a minimum level 3 of the Pilkington range of Textured Glass or equivalent. The ensuite windows in the proposed rear (western) elevation of plots 4 and 5 shall not be altered to clear glazing without the specific grant of planning permission from the local planning authority.

Reason: To preserve the amenity and privacy of the adjoining residential occupiers in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

12. INFORMATIVE/S:

1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.

2. The North Northamptonshire Council encourages all contractors to be 'considerate contractors' when working in our district by being aware of the needs of neighbours and the environment. Prior to the commencement of any site works, it is

good practice to notify neighbouring occupiers of the nature and duration of works to be undertaken.

To limit the potential detriment of construction works on residential amenity, it is recommended that all works and ancillary operations which are audible at the site boundary during construction should be carried out only between the following hours: 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.

3. The Public Health Act 1875 Town Improvement Clauses Act 1847 at S.64. Prior to occupation of the newly created premises(s), the street numbering for this development or conversion - residential and commercial, must be agreed with the Street Naming and Numbering Officer. When issued, the number allocated must be clearly displayed on the outside of the property. Application forms for Street Naming and Numbering are available at

https://www.wellingborough.gov.uk/info/200011/building_control/1039/street_naming_and_numbering

4. All gas fired boilers should meet a minimum standard of 40 mgNO_x/Kwh.

5. All doors and windows in domestic dwelling should meet the requirements of Approved Document Q of Building Regulations. Northamptonshire Police recommend the use of third party accredited products.

6. The existing vehicular crossing must be modified as appropriate, the vehicular crossing into plot 1 constructed and all highway surfaces affected by the proposals reinstated in accordance with the specification of the local highway authority and subject to a suitable licence/agreement under the Highways Act 1980.

7. Works to remove, accommodate or protect existing street furniture or features such as street lighting columns, trees, traffic signs or the apparatus of service providers must be agreed with the local highway authority or statutory undertaker and carried out at the cost of the applicant.

8. The existing boundary/retaining wall is a joint responsibility between the owner of the development land and the adjacent owner at 26A Main Road, Grendon. The local planning authority therefore advises the applicant, to determine the need if any to engage the services if required to meet the party wall act 1996.

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Agenda Item 7



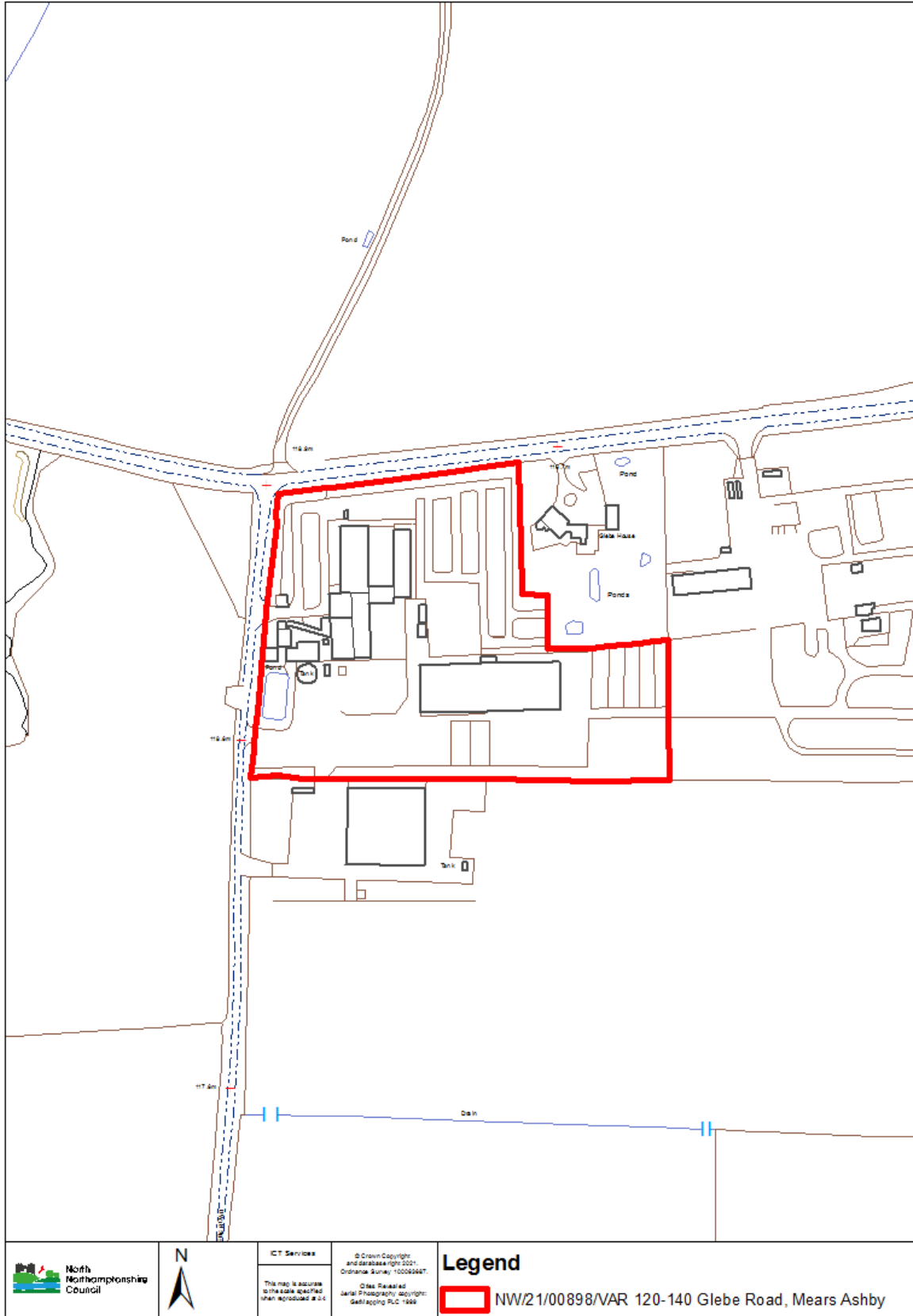
North Northamptonshire Area Planning Committee (Wellingborough)

15 December 2021

Application Reference	NW/21/00898/VAR	
Case Officer	Mr Graham Northern	
Location	120 - 140 Glebe Road Mears Ashby Northampton Northamptonshire NN6 0DL	
Development	Application for the removal of condition 17 (the 2,485 square metre event building (Building C) shall be used for D2 leisure purposes which shall include but not be limited to ice skating, roller skating, events based on horticulture, cookery and food and shall not be used for retail sales of plants or goods or for the display for sale of plants or goods) under planning permission reference WP/20/00272/FUL. To allow garden furniture/outdoor living goods sales in approved Building C	
Applicant	Beckworth Limited	
Agent	James Hollyman	
Ward	Earls Barton Ward	
Overall Expiry Date	12 January 2022	
Agreed Extension of Time		
Checked	Senior Development Management Officer	Debbie Kirk

Scheme of Delegation

This application is brought to committee because it falls outside of the council's scheme of delegation because it results in retail development outside of a shopping centre and therefore is a departure from planning policy which the case officer is recommending approval (as per part v on page 244 of the constitution).



1. Recommendation

- 1.1 That planning permission be **GRANTED** subject to the conditions listed at the end of the report and the relevant condition be amended and worded as set out below:
- 1.2 Condition 17 of planning permission reference WP/20/00272/FUL amended to:

The 2,485 square metre of building (building C) shall not be used for any use other than for A1 retail solely for garden furniture/ garden leisure goods , as specified in the list of goods provided unless otherwise agreed in writing with the Local Planning Authority, and D2 leisure purposes which shall include ice skating, roller skating, events based on horticulture, cookery and food and shall not be used for any other form of retail sales such as food. The permitted uses include any warehousing provision accommodated in association with the acceptable uses.

Reason: To maintain planning control over the development in order to prevent unauthorised non garden related retail sales in the open countryside.

2. The Application Proposal and Background

2.1 Planning Permission is sought to remove/ vary condition 17 of planning permission reference WP/20/00272/FUL granted on the 3 August 2020, which states,

The 2,485 square metre event building (building C) shall be used for D2 leisure purposes which shall include but not be limited to ice skating, roller skating, events based on horticulture, cookery and food and shall not be used for retail sales of plants or goods or for the display for sale of plants or goods.

Reason: To maintain planning control over the development in order to prevent unauthorised retail sales in the open countryside.

2.2 All other elements of that permission remain the same and no other changes are sought. This application is supported by a retail statement which considers the impacts of an increase in retail sales specific to garden leisure furniture related items.

2.3 The statement states,

The owners of Beckworth Emporium have reviewed their Business Plan in the light of their experience over the past 18 months. As a result of the review they do not propose to hold events in Building C except for the Ice Skating which will take place for 10 weeks of the year between November and January. There has been a significant change in customer wants which has seen a move away from the large gatherings indoors in confined spaces and at the same time a considerable increase in demand for garden leisure products. The latter covers such goods as garden and patio furniture, BBQ's, garden lighting, parasols, play equipment, garden games/sports etc.

Background

2.4 The applicant and their business partner purchased the old derelict nursery site known as Gagginis Plant Centre in 2008. Beckworth Emporium opened in April 2009. The owners' vision has been to offer a unique and distinctive food led destination that attracts both regular local custom as well as visitors to the area. Beckworth Emporium is also a key outlet for local producers to sell their goods. The business usually employs 132 mainly local people.

2.5 Following a 2-year business appraisal the Directors of Beckworth Emporium have set down their Business Plan for the next 5 years (from 2020 to 2024) which resulted in planning permission being granted in 2020 under reference WP/20/00272/FUL for demolition of 3,970 square metres of existing buildings, erection of 4,200 square metres new buildings to replace existing facilities on site which include kitchen, refrigerated store, plant room/recycling store, dry goods store, staff room, WCs, offices, totalling 1311 square metres plus a 344 square metres extension to the existing restaurant seating area and a 2,485 square metres event building with 12 square metres canopy, relocation of biomass boilers 48 square metres, extension of open sales area and car park, erection of water storage tank(s). (No additional retail floor space).

2.6 The phase 1 works which included a replacement kitchen, refrigerated store, plant room/recycling store, dry goods store, staff room, WCs, offices, an extension to the existing restaurant seating area the relocation of biomass boilers 48sqm and extension of open sales area have been completed.

3. Site Description and Surroundings

3.1 Beckworth Emporium is located on the corner of Sywell Road and Glebe Road approximately 2.5 kilometres to the west of Wellingborough. The site occupies approximately 2.9 hectares of land containing large structures used for retailing and associated storage together with and large areas of hard standing used for display and sale of plants and associated facilities such car parking.

3.2 The site has two vehicular accesses on the eastern side of Glebe Road, the most northern serving a customer car park and the southern serving a delivery yard.

3.3 To the north, south and west is open countryside which is extensively farmed for arable purposes. To the south of the site is a large agricultural building used for the storage of grain. To the east of the site lies Glebe House which is accessed off Sywell Road and consists of a detached two storey residential dwelling house (C3 use) set in substantial landscaped grounds and Harper Services Directional Drilling an underground drilling/drainage business. Harper Services Directional Drilling is also directly accessed off Sywell Road. The curtilages of both these sites abut the eastern boundary.

4. Relevant Planning History

WP/15/00032/FUL	Approved	19.03.2015
WP/15/00548/FUL	Installation of 3 containerised biomass boilers Approved with conditions	13.10.2015
WP/20/00272/FUL	Change of use to agricultural land to car parking to increase capacity to 97 spaces Approved with conditions	13.08.2020
WP/20/00568/CND	Demolition of 3,970m ² of existing buildings, erection of 4,200m ² new buildings to replace existing facilities on site which include kitchen, refrigerated store, plant room/recycling store, dry goods store, staff room, WCs, offices, totalling 1311sqm plus a 344sqm extension to the existing restaurant seating area and a 2,485sqm event building with 12sqm canopy, relocation of biomass boilers 48sqm, extension of open sales area and car park, erection of water storage tank(s). (No additional retail floor space). Part discharged	13.10.2020
WP/20/00607/CND	Details submitted pursuant to Condition 4 (Construction and Environmental Management Plan) and Condition 7 (Construction Method Statement) of planning permission reference WP/20/00272/FUL Part discharged	07.04.2021
WP/20/00855/FUL	Details submitted pursuant to Conditions 12 (details of the discharge of surface water) and 13 (a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site for each phase) of planning permission reference WP/20/00272/FUL Approved with conditions	25.02.2021
NW/21/00443/CND	Installation of AD renewable energy technology contained within 2no. standard shipping containers Part discharged	05.11.2021
NW/21/00444/AMD	Approval of details reserved by conditions 11 (details of fire hydrant); 16 (details of external lighting) and condition 19 (details of extraction of odour and fumes) of planning permission reference WP/20/00272/FUL. Approved with conditions	28.05.2021
	Non-material amendment to planning permission reference WP/20/00272/FUL canopy roof amendment, the relocation of existing Biomass boiler and plant room, 8 external condensers and external grills	

WP/2010/0498	Agreed Details submitted to discharge condition 3 of planning permission WP/2009/0367/FM - Widening of Glebe Road along Beckworth Emporium property as shown on plan no. 4383 SK02B	16.04.2012
WP/2012/0139	Refused Outline planning permission sought for residential development comprising 4 detached dwellings with access to be considered at this stage and all other matters reserved for future consideration.	04.07.2012
WP/2009/0367	Approved with conditions Erection of glasshouse on back of site on the nursery growing area (2048m ²) in place of 478m ² of poly tunnels. Replace a polythene tunnel in the retail sales area for a glasshouse. Change of Use from nursery production land to car park providing 65 additional spaces from present 96 spaces to a total of 161	21.01.2010
WP/2008/0488	Approved with conditions Extend and refurbish existing car park area. New building for ancillary café. New glasshouse for growing and retailing plants. New goods in entrance for nursery deliveries	18.11.2008

5. Consultation Responses

A full copy of all comments received can be found on the Council's Website <https://www.wellingborough.gov.uk/viewplanningapplications>

5.1 Mears Ashby Parish Council - the Parish Council is concerned that it would seem the applicant is already operating retail sales from the building, contrary to condition 17, being to prevent retail sales in the open countryside. The council does not consider that the reasons expressed by the applicant for its removal are justified or valid and therefore objects to this application. The council would seek that the planning authority refuse the application and that the applicant complies with condition 17 which was considered by the planning authority as necessary and appropriate when the originating application was first approved.

5.2 Neighbours/Responses to publicity – no comments received.

5.3 Local highway Authority (LHA) – no objections raised to the application on highway safety or capacity grounds

5.4 Anglian Water – this application is not drainage related therefore this is outside of our jurisdiction to comment.

5.5 Senior Planning Policy Officer - the National Planning Policy Framework (NPPF), Planning Policy Guidance (PPG) and policy 12 of the JCS seek to retain the

vitality and vibrancy of town centres by seeking to apply a sequential and impact test to proposals for main town centre uses that are situated outside the town centre.

5.6 Paragraph 87 of the NPPF states that sequential tests should be applied to proposals for main town centre uses which are not in a town centre nor in accordance with an up to date local plan, this is supported by policy R1 of the PBW. In accordance with this a sequential test should be completed and assessed as part of this application.

5.7 Paragraph 90 of the NPPF states that an impact test should be required if the development is over a locally set floorspace threshold. Policy R3 of the PBW requires applications for retail, leisure and office developments outside of a defined centre to require an impact assessment if it is over the following floorspace sizes; Wellingborough Town Centre- 1000 square metres and for Local Centres - 200 square metres.

5.8 The increase in retail floorspace would therefore be of a scale where an impact test in relation to the town centre would be required. It is noted that a brief assessment of the retail impacts of the scheme has been included within the supporting documents to this application. This should be assessed as to whether it fulfils the requirements of an impact test as set out in the PPG^[1] and whether it demonstrates sufficiently that no significantly adverse impacts on the town centre would result from the proposal.

5.9 The NPPF explains that if an application fails to satisfy the sequential test or is likely to have a significant adverse impact it should be refused.

5.10 If the assessment is satisfactory, the proposal should be conditioned to ensure that any consent only relates to garden furniture/outdoor living goods sales and does not enable the wider range of retail sales.

5.11 **Environmental Prevention Officer** – no objections or comments on this application, relating to land contamination.

5.12 **Crime prevention design advisor**– no objections or comment to the application in its current form.

5.13 **Natural England** - currently has no comment to make on the removal of condition 17.

5.14 **Environment Agency** - did not recommend the conditions referred to on application NW/21/00898/VAR and therefore have no comment to make on this application.

^[1] <https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres#assessing-proposals-for-out-of-centre-development>

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2021)

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy – Part 1 of the local plan (JCS)

Policies:

- 1 (presumption in favour of sustainable development)
- 2 (historic environment)
- 3 (landscape character)
- 4 (biodiversity and geodiversity)
- 5 (water environment, resources and flood risk management)
- 6 (development on brownfield land and land affected by contamination)
- 7 (community services and facilities)
- 8 (North Northamptonshire place shaping principles)
- 9 (sustainable buildings and allowable solutions)
- 10 (provision of infrastructure)
- 11 (network of urban and rural areas)
- 13 (rural exceptions)
- 22 (delivering economic prosperity)
- 23 (distribution of new jobs)
- 25 (rural economic development and diversification)

6.4 Plan for the Borough of Wellingborough - Part 2 of the local plan (PBW)

Policies

SS1 (villages)

E 3 (employment outside established employment estates)

R1 (retail hierarchy)

R3 (local impact threshold)

6.5 Supplementary planning documents/guidance:

Sustainable Design

Biodiversity

Trees on Development Sites

Planning Out Crime in Northamptonshire

Parking

Air Quality

7. Evaluation

7.1 Principle of Development and material considerations - Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“If regard is to be had to the development plan for the purposes of any determination to be made under the*

Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.”

7.2 Policy 1 of the JCS is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the revised NPPF.

7.3 The NPPF, PPG and policy 12 (a) of the JCS seek to retain the vitality and vibrancy of town centres by seeking to apply a retail sequential and impact test to proposals for main town centre uses that are situated outside the town centre.

7.4 There is also a clear desire under policy 22 (b) of the JCS, and policy E3 of the PBW that existing employment sites should be supported and protected.

7.5 Policy 25 (2) of the JCS supports opportunities for the development and diversification of the rural economy where they are of an appropriate scale for their location and where they respect the environmental quality and character of the rural area. This specifically includes support for developing and diversifying opportunities for local produce and commercial opportunities for food, craft and ecotourism, and the expansion of tourist and visitor facilities.

7.6 Paragraph 87 of the NPPF states that sequential tests should be applied to proposals for main town centre uses which are not in a town centre nor in accordance with an up to date local plan, this is supported by Policy R1 of the PBW.

7.7 Paragraph 90 of the NPPF states that an impact test should be required if the development is over a locally set floorspace threshold. Policy R3 of the PBW requires applications for retail, leisure and office developments outside of a defined centre to require an impact assessment if it is over the following floorspace sizes; Wellingborough Town Centre- 1000 square metres and for Local Centres- 200 square metres.

7.8 The proposed development does not increase the level of main town centre use as this was already granted under the previous planning permission reference WP/20/00272/FUL for leisure purposes (D2 Use). This application does however seek to modify that permission to allow an element of retail use (a different form of Town Centre use) instead of the leisure use for the majority of the year with leisure in the form of ice skating still occurring for 10 weeks between November and February.

7.9 The increase in retail use would therefore be of a scale where an impact test in relation to the town centre would be required. It is noted that a brief assessment of the retail impacts of the scheme has been included within the supporting documents to this application. This should be assessed as to whether it fulfils the requirements of an impact test as set out in the PPG and whether it demonstrates sufficiently that no significantly adverse impacts on the town centre would result from the proposal.

7.10 The applicant's agent has provided a sequential site assessment which concluded that,

“Whilst there are currently 10 vacant units advertised in the town centre none have the required floorspace. The closest unit is in Swansgate Centre in Spring Lane which is advertised at 5,912 ft² (549m²). This does not have an adjacent warehouse

facility to meet the requirements for storing garden furniture and operating a click and collect facility.”

7.11 It is considered that there are no suitably available town centre sites that could facilitate the proposals and as such the proposals pass the sequential test.

Retail Impact

7.12 The proposed retail area (which will operate from February to September each year) has budgeted net sales of £800,000 p.a. This represents an increase of approximately £350,000 over current sales. A proportion of this increase in sales will be via online purchases with home delivery, some will be ‘click and collect’ purchases and some will be customers coming to the showroom.

7.13 The retail impact concludes that,

“If Beckworth Emporium diverted 5% of sales to garden leisure products from high street shops and retail parks within their catchment area this would amount to only some £4,900 per annum. which would have no effect upon the vitality and viability of town centres.”

7.14 The local planning authority considers that the impact of the proposals will not result in any significant detrimental impact to retail centres. The local planning authority also considers that restricting the retail element to specified garden leisure products is both what would be expected from a garden centre and prevents any retail that would have the potential to be more harmful to other outlets and centres.

Other Matters

7.15 The business employs over a 100 people at present and the additional sales envisaged to result from these proposals would assist in supporting a significant part of the local economy, making a positive contribution to sustaining local rural economic conditions.

7.16 Following the receipt of a satisfactory retail sequential and impact site assessment, the principle of the change of use from leisure to garden leisure product retail only is considered to be acceptable and would comply with policies 7 (a), 11 (2) (d), 12 (g), 22 (b), 23 (a) and 25 (2) of the JCS and policies E3, R1 and R3 of PBW.

Highway Safety - Parking

7.17 JCS policy 8 (b) (i) gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters.

7.18 JCS policy 8 (b) (ii) seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

7.19 Given the proposals seek to vary the use, the only other consideration relates to parking provision. The North Northamptonshire Parking Standards 2016 required D2 Leisure uses to have provision of one space per 22 square metres of floor space. For A1 retail, other than food, the standards require 1 space per 25 square metres. As such the required parking provision for retail, other than food, are less than for other leisure uses.

7.20 It should also be noted the facility proposed comprises 720 square metres of warehousing and 875 square metres of display. As such the parking requirements could also be considered as falling within the B8 with retail category which only requires one space per 120 square metres of floorspace.

7.21 The proposals as such will result in less requirement for parking provision, however the parking will remain in situ due to the need for it when the ice rink is operational. It is therefore concluded that the proposals are acceptable in terms of parking provision and comply with policy 8 (b) (i) of the JCS.

9. CONCLUSION/PLANNING BALANCE

9.1 The proposed development complies with the relevant development plan policies and is consistent with the provisions in the revised NPPF specifically in relation to the

9.2 Use of the building for retail restricted to garden leisure products only, it has been demonstrated through the local impact test and sequential test that there are no other sites currently available that would be suitable for the proposed development.

9.3 The proposals make use of existing approved floorspace and provide additional income for a significant existing rural enterprise which employs over a hundred employees and makes a positive contribution to the economy.

9.4 As demonstrated above the proposals for retail as described require a lower parking provision than for another leisure use and as such it is considered would not have a harmful effect on highway safety or capacity.

9.5 In the absence of any material considerations of sufficient weight, it is recommended that the condition be varied to include the retail sale of garden furniture and garden leisure goods.

10. RECOMMENDATION

Approve amended wording of condition as per condition 8 below.

11. Conditions

1. The development hereby approved shall be carried out in accordance with the following drawings/details:
 - MSC1921-02 D (site plan as proposed) received 9 June 2020;
 - MSC1921-04 B (site plan as proposed - phasing) received 13 July 2020;
 - BW2019-12 Rev C (proposed ground floor plan - buildings A & B) received 14 May 2020;
 - BW2019-13 REV E (proposed ground floor plan - building C & canopy D) received 13 October 2021;
 - BW2019-14 Rev C (proposed roof plan - building A & B) received 14 May 2020;
 - BW2019-15 Rev C (proposed roof plan - building C & canopy D) received 14 May 2020;

BW2019-17 Rev D (proposed elevations - buildings A & B & Canopy E) received 14 May 2020;
 BW2019-19 Rev D (proposed elevations - building C & canopy D) received 14 May 2020;
 BW2019-23 Rev B (site location plan) received 14 May 2020;
 BW2019-24 Rev A (canopy E proposed ground floor plan & roof plan) received 14 May 2020;
 MSC1921-03 (structures 28 and 31 to be relocated) received 14 May 2020;
 Building A materials and colour palette received 23 June 2020;
 Building B materials and colour palette received 23 June 2020;
 Building C materials and colour palette received 23 June 2020;
 BE-LE-GEN-XX-DR-CE-500 Rev A (SWS drainage strategy layout) received 1 July 2020;
 Malcolm Scott Consultant Limited Green Travel Plan contained within the Transport Statement dated March 2020 received 14 May 2020;
 MicroDrainage File Beckworth Emporium SWS Building dated 17 June 2020 (10 pages) received 1 July 2020;
 MicroDrainage File Beckworth Emporium SWS dated 1 July 2020 (8 pages) received 1 July 2020;
 Letter from Simon Jones - Parry dated 30 June 2020 entitled 'addressing comments of the local lead flood authority 28 May 2020' received 1 July 2020;
 Letter from Chris Primett dated 6 July 2020 entitled 'proposed planning condition controlling the proposed surface water drainage received 6 July 2020;
 MSC1921-04 Rev A (proposed phasing plan) dated 6 July 2020 received 6 July 2020;
 H00202/1 (layout and landscape proposals) received 13 July 2020;
 Wardale Covered Cycle Shelter specification sheet (2 pages) colour galvanised and Sheffield cycle stands colour galvanised received 20 July 2020.

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

2. The materials used in the hereby approved development shall accord with the agreed materials samples and the details shown on the drawings entitled 'building A materials and colour palette', 'building B materials and colour palette' and 'building C materials and colour palette' received on 23 June 2020 unless alternative material samples are submitted to and agreed in writing with the local planning authority.

Reason: To ensure that the new development does not detract from the character and appearance of the locality in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

3. The hereby approved Wardale Covered Cycle Shelter with 8 Sheffield cycle stands for customers shall be installed prior to the first use of building C in phase two unless alternative details are submitted to and approved in writing by the local planning authority. The covered cycle shelters and cycle stands shall be regularly maintained and retained in perpetuity.

Reason: To ensure the provision and availability of adequate cycle parking in accordance with policies 8 (b) (ii) and 15 (c) of the North Northamptonshire Joint Core Strategy.

4. The approved Malcolm Scott Consultant Limited Green Travel Plan contained within the Transport Statement dated March 2020 shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the local planning authority. The approved Travel Plan shall be monitored annually and reviewed in accordance with the agreed Travel Plan targets.

Reason: To encourage users of the site to travel in alternative means to the car and accord with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

5. Building C hereby permitted shall not be occupied until the external car/vehicle parking areas shown on drawing number MSC1921-02D (site plan as proposed) received 9 June 2020 has been constructed, surfaced and permanently marked out. The external car parking areas so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

6. All hard and soft landscape works shown on drawing number H200202/1 Rev C (layout and landscape proposals) received 13 July 2020 shall be carried out in the first planting season following the completion of the works in that phase or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with policy 3 (a), (b) and (e) of the North Northamptonshire Joint Core Strategy.

7. No open-air events or live music events shall be held on the site.

Reason: To prevent unacceptable noise and light pollution in the open countryside in accordance with policy 8 (e) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

8. The 2,485 square metre of building (building C) shall not be used other than for:
- a) retail solely for garden furniture/ garden leisure goods, as specified in the list of goods set out below:
Garden furniture and benches;
Gazebos and parasols;
Barbeques, fire pits, patio gas and outdoor cookers;
Pans and cooking utensils designed for use on a barbeque or other outdoor cooker;
Drinks coolers;
Wood and charcoal;
Outdoor heating equipment - patio gas.
unless otherwise agreed in writing with the Local Planning Authority,
 - b) D2 leisure purposes which shall include ice skating, roller skating, events based on horticulture, cookery and food and shall not be used for any other form of retail sales such as food, and
 - c) any warehousing provision accommodated in association with the uses set out in a) and b).

Reason: To maintain planning control over the development in order to prevent unauthorised non-garden related retail sales in the open countryside in accordance with policy 12 (a) of the North Northamptonshire Joint Core Strategy.

9. No development shall take place including any works of demolition in phase 2 until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP for phase 2 shall include site procedures to be adopted during the course of construction including:
- Procedures for maintaining good public relations including complaint management, public consultation and liaison.
 - Arrangements for liaison with the Councils Environmental Protection Team.
 - All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the local planning authority, shall be carried out only between the following hours 08:00 hours and 18:00 hours on Mondays to Fridays and 08:00 and 13:00 hours on Saturdays and; at no time on Sundays and Bank Holidays.
 - Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
 - Mitigation measures as defined in BS5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites, shall be used to minimise noise disturbance from construction works.
 - Procedures for emergency deviation of the agreed working hours.
 - BCW encourages all contractors to be 'Considerate Contractors' when working in the borough by being aware of the needs of neighbours and the environment.
 - Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.
 - Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- The approved construction environmental management plan for phase 2 shall be adhered to throughout the construction process.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

10. Prior to the construction of the development above slab level each phase details of charging points for electric vehicles to be installed in the parking area for staff and visitors for each phase shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be installed prior to the first use of the buildings in that phase.

Reason: To negate the impact of the development on local air quality and accord with policies 8 (e) (ii) and 15 (c) of the North Northamptonshire Joint Core Strategy and advice contained within the Northamptonshire parking standards (2016).

11. Prior to the commencement of the construction of works in phase 2 a detailed external lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the lux levels of each light and a plan showing the position, type and extent of the lighting over the area to be lit. The approved scheme shall be implemented prior to the first use of the external lighting in that phase and shall be retained in that form thereafter or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form.

Reason: To ensure that there is adequate lighting over the associated private driveways and to reduce the fear of crime through the creation of a safe environment and accord with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

12. Prior to the first operation of building C in phase 2 a scheme for the extraction and treatment of fumes and odours together with a maintenance plan, shall be submitted to and approved in writing by the local planning authority. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of building C. The extraction and treatment equipment in building C shall be maintained and operated in compliance with the approved scheme. After installation of the approved plant in building C no new plant or ducting system shall be used without the written consent of the local planning authority.

Reason: To protect the amenities of occupiers of adjoining properties in accordance with policy 8 (e) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

13. No development in phase 2 shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - access arrangements and arrangements for the parking of vehicles of site operatives and visitors
 - full details of a Routing Agreement; including a routing map to be given to all construction traffic drivers
 - the days of the week and hours of the day for the site to operate

- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- wheel washing facilities and arrangements
- arrangements for dust management including sheeting of vehicles

Reason: In the interest of highway safety in accordance with policy 8 (e) (ii) of the Joint Core Strategy.

14. In the event that any unexpected contamination is found within any phase when carrying out the development hereby approved, it must be reported immediately to the local planning authority. Development works at the site shall cease and an investigation and risk assessment shall be undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the local planning authority, together with a scheme to remediate, if required, prior to further development on site taking place within that phase. Only once written approval from the local planning authority has been given shall development works in that phase recommence.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with policy 6 of the North Northamptonshire Joint Core Strategy.

15. No development in respect of phase 2 as set out on the hereby approved proposed phasing plan shown on drawing number MSC1921-04 Rev B dated 13 July 2020 shall commence on site until a scheme for the discharge of surface water from the site incorporating sustainable drainage details, with a discharge limited to 8 litres/second for that phase, has been submitted to, and approved in writing by, the local planning authority. The said scheme shall contain full details of how its implementation is to be phased alongside development to ensure the flow rate from the site will not be exceeded at any time (especially during construction). The scheme shall subsequently be implemented in accordance with the approved details before the development in that phase is completed. The details of the scheme shall include,
- i) Details (ie designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required).
 - ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations which demonstrate no surcharging for the 1 in 1 year storm, no flooding for the 1 in 30 year storm and any flooding for the 1 in 100 year plus climate change storm event is within areas safe to flood.
 - iii) Manufactures hydraulic curves for flow control and cross sections of flow control chambers.
 - iv) Infiltration test results to BRE 365 Infiltration testing.

Reason: To reduce the risk of flooding both on and off site in accordance policy 5 of the North Northamptonshire Joint Core Strategy and advice contained within the National Planning Policy Framework by ensuring the satisfactory means of surface water attenuation and discharge from the site.

16. No occupation of any phase shall take place until a 'verification report' for the installed surface water drainage system for the phase has been submitted in

writing by a suitably qualified independent drainage engineer and approved by the local planning authority. The details shall include:

- a) Any departure from the agreed design is keeping with the approved principles;
- b) As-Built Drawings and accompanying photos;
- c) Results of any Performance testing undertaken as a part of the application process (if required/necessary);
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc;
- e) CCTV Confirmation that the system is free from defects, damage and foreign objects.

Reason: To ensure the installed surface water drainage system is satisfactory and in accordance with the approved reports for the development site.

17. No above ground work shall take place on phase 2 until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the local planning authority and the maintenance plan for both phases 1 and 2 shall be carried out in full thereafter.

Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (eg open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption. The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.

A site plan including access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.

Details of expected design life of all assets with a schedule of when replacement assets may be required.

Reason: To reduce the risk of flooding both on and off site in accordance policy 5 of the North Northamptonshire Joint Core Strategy and advice contained with the National Planning Policy Framework by ensuring the satisfactory means of surface water attenuation and discharge from the site.

12. INFORMATIVE/S:

1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.
2. The North Northamptonshire Council encourages all contractors to be 'considerate contractors' when working in our district by being aware of the needs of neighbours and the environment. Prior to the commencement of any site works, it is good practice to notify neighbouring occupiers of the nature and

duration of works to be undertaken. To limit the potential detriment of construction works on residential amenity, it is recommended that all works and ancillary operations which are audible at the site boundary during construction should be carried out only between the following hours: 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.

3. The existing vehicular crossing must be suitably modified to suit the internal alterations and all highway surfaces affected by the proposals reinstated in accordance with the specification of the local highway authority and subject to a suitable licence/agreement under the Highways Act 1980.
4. Works to remove, accommodate or protect existing street furniture or features such as street lighting columns, trees, traffic signs or the apparatus of service providers must be agreed with the local highway authority or Statutory Undertaker and carried out at the cost of the applicant.
5. All external openings, doorsets/windows including emergency escape doors, should have a minimum certified security rating LPS 1175:SR2 or equivalent.
6. All glazing including safety glazing should have at least one pane of laminated safety glass to a minimum security standard of BS EN356:2000 Class P2A.



Appeal Information

Received appeals

Appeal Site	Ref. No.	Date Received	Status	Type of procedure
22 Fullwell Road Bozeat	NW/21/00355/FUL	11.10.2021	Appeal in progress	Written Representation
Land rear of 107 to 113 Overstone Road Sywell	NW/21/00242/FUL	09.11.2021	Appeal in progress	Written Representation



Delegated Officers Report

**NORTH NORTHAMPTONSHIRE AREA PLANNING COMMITTEE (WELLINGBOROUGH) -
15 December 2021**

The following applications dealt with under the terms of the Executive Director Place and Economy delegated powers.

WP/20/00372/FPD

- Location** Street Record, Footpath UM9 from Irthlingborough Road, to junction with UM8 and UM10, Wellingborough
- Proposal** Application for footpath UM9 (from Irthlingborough Road to the junction with footpaths UM8 and UM10) right of way extinguishment and diversion to route 10 part 1
- Decision** Agreed BCW

NW/21/00237/FUL

- Location** Northampton Van Centre, The Embankment, Wellingborough, Northamptonshire
- Proposal** Part retrospective application for the change of use of the site for vehicle sales and vehicle rental and reinstatement of a former access to site
- Decision** Application Permitted

NW/21/00413/FUL

- Location** 41 Somerford Road, Wellingborough, Northamptonshire, NN8 5EZ
- Proposal** Demolition of single storey rear conservatory front ground floor bay window. First floor side extension, front and rear single storey extensions. Conversion of garage to a habitable room and removal of garage door and replacement with french doors and brick infilling
- Decision** Application Refused

NW/21/00481/LBC

- Location** Manor Farm, 7 Dychurch Lane, Bozeat, Wellingborough
- Proposal** Listed Building Consent for Replacement roof coverings, rebuilding of 1 no. Chimney stack above ridge line and general repairs and timber treatment works
- Decision** Application Permitted

NW/21/00536/FUL

Location 14 - 20 Paterson Road, Wellingborough, Northamptonshire, NN8 4AJ
Proposal Change of use from industrial (B2) with offices to distribution (B8) with offices
Decision Application Permitted

NW/21/00615/FUL

Location 43 Glenfield Drive, Great Doddington, Wellingborough, Northamptonshire
Proposal Single storey rear extension
Decision Application Permitted

NW/21/00634/FUL

Location 39 Doddington Road, Earls Barton, Northampton, Northamptonshire
Proposal Two storey rear extension. Single storey side extension. New porch.
Demolition of single storey rear store
Decision Application Permitted

NW/21/00636/FUL

Location 132 Main Road, Wilby, Wellingborough, Northamptonshire
Proposal Insertion of new openings within the existing facade of the extension adjoining the main house. The internal alterations include the creation of a lobby off of the entrance door to separate the living area from the entrance. The removal of an internal wall to create a larger utility room. At the first floor, it is proposed to insert a dividing wall between the bedroom and the staircase. The installation of an external flue. The creation of external steps to enable access to the garden from the existing extension
Decision Application Permitted

NW/21/00637/LBC

Location 132 Main Road, Wilby, Wellingborough, Northamptonshire
Proposal Listed Building Consent: Insertion of new openings within the existing facade of the extension adjoining the main house. The internal alterations include the creation of a lobby off of the entrance door to separate the living area from the entrance. The removal of an internal wall to create a larger utility room. At the first floor, it is proposed to insert a dividing wall between the bedroom and the staircase. The installation of an external flue. The creation of external steps to enable access to the garden from the existing extension
Decision Application Permitted

- Location** Land off Niort Way Northants Llp, Niort Way, Wellingborough, Northamptonshire
- Proposal** Glenvale Park - Phase 1a and 1b infrastructure and open space. Non-material amendment application in relation to reserved matters approval WP/18/00188/REM for the following changes:
- Minor revisions to coordinate proposed tree planting with updated services/drainage/lighting column layouts. Feature brick wall removed due to limited/no space available (addressed in drawings CSA/2290/108 Rev K -109 Rev L);
- Footpath realigned along edge of road; Plant Schedule updated to suit (addressed in drawing CSA/2290/110 Rev M);
 - Crossing points reviewed; headwall already constructed added to plan; footpath redirected and extended to future development land (addressed in drawing CSA/2290/111 Rev M);
 - Reviewed extent of existing vegetation retained and updates, added and removed footpath connections, removed culverts as required, coordinated parking/crossing points with highway engineers (addressed in drawing CSA/2290/112 Rev P);
 - Proposed crossing points/access junctions reviewed, bus stop added & footpath hierarchy amended, new footpath connection shown which extends onto CSA/2290/112 Rev K and CSA/2290/114 Rev H (addressed in drawing CSA/2290/113 Rev N);
 - New surfaced footpath route with connections to large basin, basin slightly redesigned (new low-flow and to reflect proposed material spread to the basin), coordinated existing vegetation/easements, coordinated footpath connection around the southern extent of the basin with landscaping proposed on CSA/2290/130 (addressed in drawing CSA/2290/114 Rev L);
 - Updates to reflect the removal of basins (had not been constructed due to lack of need) and replaced with light touch open space areas for recreation, reconciliation to reflect new drainage arrangements for Parcels R7 and R8 (addressed in drawings CSA/2290/125 Rev H -126 Rev H)
- Decision** Application Permitted

- Location** 104 - 106 Midland Road, Wellingborough, Northamptonshire, NN8 1NB
- Proposal** Change of use of existing hotel into a house in multiple occupation with 9 bedrooms with ensuites and kitchen on each floor
- Decision** Application Permitted

NW/21/00661/FUL

Location Chester House, Chester House Estate, Higham Road, Irchester
Proposal Change of use of Buildings 5,6 and 7 from B1 Office to E(a) Retail, Change of Use of Buildings 8, 9 and 15 from D2 (Interpretation space) to E(a) Retail, Change of Use of Building 14 from D2 (Interpretation space) to Office E(g)(i), Change of Use of Building 16 (upper floor) from C3 to C1 (Bed and Breakfast). Installation of play area and equipment
Decision Application Permitted

NW/21/00680/ADV

Location 3 Station Road, Earls Barton, Northampton, Northamptonshire
Proposal Application for consent to display an advertisement consisting of one non-illuminated fascia sign measuring 216 centimetres x 74 centimetres square
Decision Application Permitted

NW/21/00682/FUL

Location 74 Melton Road North, Wellingborough, Northamptonshire, NN8 1PP
Proposal Change of Use from Day Centre (formerly Class D1, now Class F1) to 3 no. supported living accommodation units (including ancillary office for use by a care worker) for adults with learning disabilities of Class C3(b)
Decision Application Permitted

NW/21/00687/FUL

Location 12 The Promenade, Wellingborough, Northamptonshire, NN8 5AL
Proposal Conversion of existing garage to habitable accommodation; removal of front lean to canopy and rendering to brickwork; front porch and pitch roof above front projecting bay. Alterations to a single storey rear extension including the addition of a roof lantern. Infilling of ground and first floor window on the front elevation. Installation of new smaller window and new window on first floor front elevation. Installation of new window in ground floor side elevation facing number 14. Detached double garage and formation of a new vehicular access
Decision Application Permitted

NW/21/00697/LDP

Location 1 Manor Close, Bozeat, Wellingborough, Northamptonshire
Proposal Demolition of rear conservatory and proposed single storey rear extension
Decision Application Permitted

NW/21/00702/FUL

Location 39 West Street, Earls Barton, Northampton, Northamptonshire
Proposal Demolition of existing entrance porches and erection of new entrance porches and canopy. Various window and maintenance works to the house. AMENDED PLANS
Decision Application Permitted

NW/21/00703/LBC

Location 39 West Street, Earls Barton, Northampton, Northamptonshire
Proposal Demolition of existing entrance porches and erection of new entrance porches and canopy. Various window and maintenance works to the house. AMENDED PLANS
Decision Application Permitted

NW/21/00705/FUL

Location 10 The Drive, Wellingborough, Northamptonshire, NN8 2DE
Proposal Proposed single storey, pitched roof front extension to provide porch and WC
Decision Application Refused

NW/21/00707/FUL

Location Long Lodge Farm, Main Road, Grendon, Northampton
Proposal Two storey side extension to existing dwelling
Decision Application Permitted

NW/21/00709/FUL

Location 24 Wye Close, Wellingborough, Northamptonshire, NN8 5WS
Proposal First floor extension over garage and ground floor store
Decision Application Permitted

NW/21/00713/FUL

Location 60 Millers Park, Wellingborough, Northamptonshire, NN8 2NQ
Proposal Demolition of single storey outbuilding attached to existing dwelling. Proposed single storey rear and side extensions
Decision Application Permitted

NW/21/00714/FUL

Location 62 The Drive, Wellingborough, Northamptonshire, NN8 2DF
Proposal Demolition of rear single storey projections and proposed ground floor extension to side and rear extensions with three roof lanterns
Decision Application Permitted

NW/21/00715/FUL

Location 1 Brampton Close, Wellingborough, Northamptonshire, NN8 5XG
Proposal Part first floor and part two storey side extension and conversion of the existing garage to a habitable room including the removal of the existing garage doors and infilling with a window and bricks
Decision Application Permitted

NW/21/00717/FUL

Location 26A Dychurch Lane, Bozeat, Wellingborough, Northamptonshire
Proposal Planning permission is sought for the installation of a wood burner stove with black flue exiting through the roof on the south elevation at the west end; and the installation of 2 timber doors to enclose the (currently open) car ports attached to the house.
Decision Application Permitted

NW/21/00718/LBC

Location 26A Dychurch Lane, Bozeat, Wellingborough, Northamptonshire
Proposal Listed building consent is sought for the installation of a wood burner stove with black flue exiting through the roof on the south elevation at the west end; and the installation of 2 timber doors to enclose the (currently open) car ports attached to the house.
Decision Application Permitted

NW/21/00721/ADV

Location Street Record, A509 Bozeat Bypass, Bozeat, Wellingborough
Proposal Three identical, non-illuminated signs measuring 1000mm wide x 500mm high, fixed into the ground using steel posts (2 per sign) with the distance between the ground and the bottom of the sign being approximately 350mm. Posts will be fixed into the ground to a depth of approximately 500mm using postcrete. Each sign will be installed facing an entrance to the roundabout and not conflict with any existing traffic street furniture
Decision Application Permitted

- Location** Roundabout Northbound, Northen Way, Wellingborough, Northamptonshire
- Proposal** Three identical, non-illuminated signs measuring 1000mm wide x 500mm high, fixed into the ground using steel posts (2 per sign) with the distance between the ground and the bottom of the sign being approximately 350mm. Posts will be fixed into the ground to a depth of approximately 500mm using postcrete. Each sign will be installed facing an entrance to the roundabout and not conflict with any existing traffic street furniture.
- Decision** Application Permitted

- Location** Roundabout Junction With Finedon Road, Eastfield Road, Wellingborough, Northamptonshire
- Proposal** Four identical, non-illuminated signs measuring 1000mm wide x 500mm high, fixed into the ground using steel posts (2 per sign) with the distance between the ground and the bottom of the sign being approximately 350mm. Posts will be fixed into the ground to a depth of approximately 500mm using postcrete. Each sign will be installed facing an entrance to the roundabout and not conflict with any existing traffic street furniture.
- Decision** Application Permitted

- Location** 141 Bradshaw Way, Irchester, Wellingborough, Northamptonshire
- Proposal** Flat roof front dormer extension and a 2 storey rear extension.
- Decision** Application Permitted

Location 8 Holly Walk, Finedon, Wellingborough, Northamptonshire

Proposal Yew (T63) (as shown by the red 'X' in the Schedule). Fell due to the reasons stated below. Replant with three yew cones (*Taxus Baccata Fastigiata*) of not less than 150cm in height in the positions shown by the red 'X' (same position as the tree being felled) and the two blue 'Xs' in the Schedule.

Reasons for the work:

(1) Address excessive shading to garden.

(2) Address blight areas in the garden, where no grass or plants will grow, caused by shade and the tree removing all nutrients and water from the soil.

(3) Prevent dropping of berries in the garden, which are poisonous to the applicant's pet dog.

(4) Allow redevelopment of the garden in accordance with plan created by award winning garden designer Robin Ideson, who has been awarded a silver medal for show garden at the RHS Malvern Spring Festival. An outline of the plan is shown in the Schedule. Once the garden has been redeveloped, the applicant intends to participate in the National Open Garden Scheme.

It should be noted that the tree has no amenity value, as it cannot be seen from the highway at the front of the applicant's property, nor can it be seen from any other highway or public space.

Decision Application Permitted

Location 33 The Avenue, Wellingborough, Northamptonshire, NN8 4ET

Proposal Large Beech Tree T1 - Remove one short rotten bough, remove one damaged branch, remove one rotten bough and work needed

Decision Application Permitted

Location 49 Doddington Road, Wellingborough, Northamptonshire, NN8 2JH

Proposal Proposed single storey side extension. Demolition of rear sunroom and bay window

Decision Application Permitted

NW/21/00740/OUT

Location 61 - 65 Rixon Road, Wellingborough, Northamptonshire, NN8 4BA
Proposal An application for outline planning permission for a mixed use redevelopment of existing commercial site as Retail Use Class E(a), Commercial Use Class E(g) and associated parking (All matters reserved)
Decision Application Permitted

NW/21/00742/FUL

Location 70 Hayden Avenue, Finedon, Wellingborough, Northamptonshire
Proposal Single storey rear and side wrap around. Demolition of existing single storey rear projection
Decision Application Refused

NW/21/00744/LDP

Location 28 Church Lane, Bozeat, Wellingborough, Northamptonshire
Proposal Proposed single storey extension to rear and part garage conversion including removal of an internal wall to form enlarged bedroom 3
Decision Application Permitted

NW/21/00748/FUL

Location 27 Palk Road, Wellingborough, Northamptonshire, NN8 1HP
Proposal Removal of the existing rear single storey extension, and replacement with a part two part single storey rear extension. Internal alterations
Decision Application Permitted

NW/21/00750/FUL

Location 1A The Nursery, Isham Road, Orlingbury, Kettering
Proposal Proposed timber carport with 2.1m high gates connected to side of existing dwelling
Decision Application Permitted

NW/21/00752/FUL

Location 3 Cordon Crescent, Earls Barton, Northampton, Northamptonshire
Proposal Demolition of the existing conservatory and replacement with a two storey rear extension and a first-floor side extension over an existing single storey structure. Front extension to the existing porch - AMENDED PLANS
Decision Application Permitted

NW/21/00756/TCA

Location 6 Wellingborough Road, Isham, Kettering, Northamptonshire
Proposal The willow needs lower branches cut to reveal street light. The light is not visible at the moment and it is getting dark earlier.
Decision Application Permitted

NW/21/00758/TPO

Location Overstone Lakes Caravan Park, Ecton Lane, Sywell, Northamptonshire
Proposal 5 No. Cherry & 3 No. Purple Plum along The Laurels;
Crown reduce by up to 2.0 metres laterally and in height to balance pruning to suitable growth points to retain the flowing lines of the canopy. Crown lift to a height of 3.5 metres over road.
Decision Application Permitted

NW/21/00759/TPO

Location 10 St Marys Paddock, Wellingborough, Northamptonshire, NN8 1HJ
Proposal T1 Lime;
Re-pollard to previous pollard points and remove basal epicormic growth. Reason for work: Maintaining as a pollard as per rest of trees on estate.
Decision Application Permitted

NW/21/00761/TPO

Location 26A Hatton Park Road, Wellingborough, Northamptonshire, NN8 5AT
Proposal T1 Norway Spruce;
Section fell as close to ground level as possible.
Causing structural damage to boundary wall and garage. Please see attached photo.
Decision Application Permitted

NW/21/00762/FUL

Location 15 Broad Green, Wellingborough, Northamptonshire, NN8 4LN
Proposal Conversion from an existing shop to a proposed set of residential flats, 1 flat which is a 2 bedroom for 3 people on the ground floor. The first floor will include 2 one bedroom and one person flats. This proposal will include a side first floor extension which will match the existing materials and design to accommodate an extra flat. (Re-Submission following refusal of planning permission reference NW/21/00464/FUL)
Decision Application Refused

NW/21/00765/FUL

Location 60 Midland Road, Wellingborough, Northamptonshire
Proposal No structural work carried out just change of use. Cellar, office kitchen and reception to bedroom, personal kitchen and personal living room
Decision Application Permitted

NW/21/00766/LDP

Location 89 Medway Drive, Wellingborough, Northamptonshire, NN8 5WZ
Proposal Single storey rear extension
Decision Application Permitted

NW/21/00770/FUL

Location 6 The Knoll, Grendon, Northampton, Northamptonshire
Proposal Construction of new 3 bedroom detached disability bungalow with an integral one bedroom annexe and detached double garage with external works including hardstanding for parking and external areas, new boundary fencing and soft landscaping
Decision Application Permitted

NW/21/00771/FUL

Location 54 Grange Road, Wellingborough, Northamptonshire, NN9 5YQ
Proposal Proposed first floor and single storey front extension. Conversion of garage to habitable room infilling with windows and bricks
Decision Application Permitted

NW/21/00772/TCA

Location 11 North Street, Mears Ashby, Northampton, Northamptonshire
Proposal T1 Goat Willow;
Section fell to ground level. Not suitable for location and structurally compromised
Decision Application Permitted

NW/21/00773/FUL

Location 29 Manor Road, Earls Barton, Northampton, Northamptonshire
Proposal Single storey side/rear extension.
Decision Application Permitted

NW/21/00774/TPO

Location 7 Woodside, Ecton Lane, Sywell, Northampton
Proposal No 7 - Lime tree between two sheds to be completely removed due to dangerous warping and leaning. No 7 - Lime tree in middle of garden to have 40% reduction, lifting and thinning. No 8 - Lime tree to have 30% reduction particularly overhanging branches over property
Decision Application Permitted

NW/21/00775/FUL

Location 124 Northampton Road, Wellingborough, Northamptonshire, NN8 3PJ
Proposal Proposed single storey side and rear extension and two storey side extension
Decision Application Refused

NW/21/00776/PNX

Location 47 The Pyghtle, Wellingborough, Northamptonshire, NN8 4RP
Proposal Proposed single storey rear extension
Decision Prior Approval/Notification Not Required

Location 24 High Street, Great Doddington, Wellingborough, Northamptonshire

Proposal Work to multiple trees involved, as routine garden maintenance. Jobs listed below.

Eucalyptus - 20% crown reduction

Cedar - Side pruning from building to give meter clearance.

Wild plum - 20% Crown reduction and removal of limb resting on garage.

Ash- Crown thin to increase more light in garden.

Copper Beech- Crown lift and reducing of top by 2 meters to impend future growth

Hawthorne - 20% crown reduction

Cherry tree - 20% crown reduction

Ash- Repollarding to low union

Weeping Willow - general light shaping 10% reduction.

Decision Application Permitted

Location Summer Leys Country Park, Hardwater Road, Wollaston, Northamptonshire

Proposal Temporary planning permission for two years for one mobile room for use as a temporary visitor centre (Size 8 metre x 2.4 metre ground loading container type unit, with 7 metre x2 metre extending Pod); 2 temporary compostable toilets and car park modifications to maintain number of spaces

Decision Application Permitted

Location 193 Northampton Road, Wellingborough, Northamptonshire, NN8 3PR

Proposal Demolition of a detached garage. Single storey side and rear extension including a ground floor bedroom and ensuite for disabled child to use

Decision Application Permitted

Location 48 Princess Way, Wellingborough, Northamptonshire, NN8 2EZ

Proposal Replacement Pitched roof single storey side extension

Decision Application Permitted

NW/21/00785/FUL

Location 3 Poplar Street, Wellingborough, Northamptonshire, NN8 4PL
Proposal Conversion of existing multi occupant care home (C2) to form Supported Living Accommodation Three Bedroom Residential Dwelling and One Bedroom Self-Contained Apartment
Decision Application Permitted

NW/21/00789/FUL

Location 16 Compton Way, Earls Barton, Northampton, Northamptonshire
Proposal Single storey side and rear extension
Decision Application Permitted

NW/21/00790/FUL

Location 17 Holme Close, Wellingborough, Northamptonshire, NN9 5YF
Proposal Single storey rear extension with flat roof and 2 x lanterns
Decision Application Permitted

NW/21/00795/LDP

Location 7 Moorlands, Wellingborough, Northamptonshire, NN8 5QS
Proposal Proposed change of use of dwellinghouse (Class C3) as a residential care (Class C2) for two children
Decision Application Refused

NW/21/00800/FUL

Location Land adjacent to 10 Vicarage Close, Wellingborough, Northamptonshire, NN8 5ES
Proposal Erection of a new detached two storey 4 bedroom dwelling, access, hardstanding for parking, boundary treatment and landscaping on land assigned public open space adjacent to 10 Vicarage Close, Wellingborough
Decision Application Refused

NW/21/00802/FUL

Location Barns south of 19 Hardwick Village, Hardwick, Northamptonshire
Proposal Demolition of an agricultural building and replacement with two detached two storey 5 bedroom dwellings, access, turning area, hardstanding for parking, boundary treatments and landscaping
Decision Application Refused

NW/21/00805/AMD

Location 52 Farndish Road, Irchester, Wellingborough, Northamptonshire
Proposal Application for a non-material amendment following a grant of planning permission reference NW/21/00184/FUL to building a wall on the open side adjacent to the car port and substitute approved drawing number 52FR:HPA01revB/01-02 with drawing number 52FR:HPA01revC/01-03
Decision Application Permitted

NW/21/00806/LDP

Location The Palm Building, Denington Road, Wellingborough, Northamptonshire
Proposal Application for a Lawful Development Certificate for a Proposed Development of a new external, single-storey shed building to contain storage and a cleaning room. Pathways are proposed to surround the structure, allowing pedestrian access. 6 parking spaces are built over and replaced elsewhere on an area of existing hard standing.
Decision Application Permitted

NW/21/00807/TPO

Location Hatton Hall, Hatton Avenue, Wellingborough, Northamptonshire
Proposal T12 Hazel, Overall height 10.5m, T9 Hazel, overall height 9m, lower crown height from ground is presently 1.5m propose to lift crowns of both trees to 2.5-3m as appropriate.
Decision Application Permitted

NW/21/00811/LDP

Location 85 Harrowden Road, Wellingborough, Northamptonshire, NN8 5BD
Proposal Erection of a new single-storey extension to the rear of an existing detached dwelling. Installation of a rooflight to the rear elevation of the dwelling, serving the existing master bedroom
Decision Application Permitted

NW/21/00815/FUL

Location Land adjacent 22 Hardwick Village, Hardwick, Northamptonshire
Proposal Erection of new Grain Store and access road
Decision Application Refused

NW/21/00817/PNT

Location Mast, Hardwick Road, Wellingborough, Northamptonshire
Proposal Application to determine if prior approval is required for a proposed 2.5 metre extension to existing lattice telecommunications mast and ancillary development thereto
Decision Prior Approval/Notification Not Required

NW/21/00820/FUL

Location 26 High Street, Great Doddington, Wellingborough, Northamptonshire
Proposal Planning permission to repair and renew damaged elements and works previously taken out to a poor standard to be in keeping and sympathetic to the existing building. Works include a new staircase, plastering, replacement window units, modification to porch and minor structural amendments
Decision Application Permitted

NW/21/00821/LBC

Location 26 High Street, Great Doddington, Wellingborough, Northamptonshire
Proposal Listed building consent to repair and renew damaged elements and works previously taken out to a poor standard to be in keeping and sympathetic to the existing building. Works include a new staircase, plastering, replacement window units, modification to porch and minor structural amendments
Decision Application Permitted

NW/21/00822/FUL

Location 196/198 Northampton Road, Wellingborough, Northamptonshire, NN8 3PW
Proposal Proposed permanent installation of three shipping containers for storage of stock for General Store
Decision Application Refused

NW/21/00824/FUL

Location 68 Glenfield Drive, Great Doddington, Wellingborough, Northamptonshire
Proposal A single storey extension to the rear (south) elevation of split level dwelling to include 4 velux rooflights
Decision Application Permitted

Location Land adjacent, 22 Queens Road, Wollaston, Northamptonshire
Proposal Construction of a pair of semi-detached dwellings, including all associated external works
Decision Application Permitted

Location 10 Redwood Close, Irchester, Wellingborough, Northamptonshire
Proposal Partial demolition of rear projection and construction of a single storey rear extension. Partial garage conversion to habitable accommodation including installation of two windows and new door on flank elevation.
Demolition of rear projection and construction of a single storey rear extension. Partial garage conversion to habitable accommodation including installation of two windows and door in side elevation.
Demolition of rear projection and construction of a single storey rear extension. Partial garage conversion to habitable accommodation including installation of two windows and door in side elevation.
Demolition of rear projection and construction of a single storey rear extension. Partial garage conversion to habitable accommodation including installation of two windows and door in side elevation.
Demolition of rear projection and construction of a single storey rear extension. Partial garage conversion to habitable accommodation including installation of two windows and door in side elevation.
Decision Application Permitted

Location 179 Northampton Road, Wellingborough, Northamptonshire, NN8 3PR
Proposal Demolition of elements of the existing structure to facilitate the construction of proposals. Vertical extension to provide first-floor accommodation, projection to front elevation to the garage at ground floor and to the bedroom at ground floor. Provision of level threshold terrace to rear elevation. Proposed canopy to rear elevation to provide solar shading and sheltered outdoor space.
Decision Application Permitted

Location 23 Wellingborough Road, Mears Ashby, Northampton, Northamptonshire
Proposal First floor rear extension
Decision Application Permitted

NW/21/00837/FUL

Location 25 Lowry Close, Wellingborough, Northamptonshire, NN8 4UY
Proposal Proposed single storey, pitched roof rear extension
Decision Application Permitted

NW/21/00838/FUL

Location 16 Francis Dickins Close, Wollaston, Wellingborough, Northamptonshire
Proposal Demolition of rear conservatory and rear two storey extension to property. Front extension to garage
Decision Application Refused

NW/21/00839/FUL

Location Hollowell Court, Wood Street, Wellingborough, Northamptonshire
Proposal Relocation of external door to facilitate wheelchair mobility scooter storage and charging
Decision Application Permitted

NW/21/00840/FUL

Location Perkins Court, Bell Street, Wellingborough, Northamptonshire
Proposal Works to main entrance to facilitate provision of mobility scooter store
Decision Application Permitted

NW/21/00841/TPO

Location 108 Main Road, Wilby, Wellingborough, Northamptonshire
Proposal T1 Purple Plum;
Crown lift to a height of 3.0 metres over footpath. Crown thin by 15%.
Crown reduce by up to 40% (by approximately 2.0 metres laterally and 1.5 metres in height) pruning to suitable growth points to retain the flowing lines of the canopy. Remove epicormic growth.
Works to be carried out in the interest of sound arboricultural practice.
Decision Application Permitted

NW/21/00844/FUL

Location 7 Oakley Drive, Wellingborough, Northamptonshire, NN8 3JY
Proposal Alteration of fence position and enclosure of private amenity land with a 60 centimetre brick wall and 140 centimetre timber fence (total height 2 metres)
Decision Application Permitted

NW/21/00847/PNX

Location 8 Kenmuir Road, Finedon, Wellingborough, Northamptonshire
Proposal Notification for prior approval of a proposed larger home extension for a single storey rear infill lean-to extension
Decision Prior Approval/Notification Not Required

NW/21/00854/FUL

Location 146 Station Road, Irchester, Wellingborough, Northamptonshire
Proposal Demolition of existing conservatory and erection of single storey rear extension
Decision Application Permitted

NW/21/00857/TPO

Location 39 Debdale Road, Wellingborough, Northamptonshire, NN8 5AJ
Proposal T1 Beech;
Carry out retrenchment pruning to approximately 50% of height to stabilise tree at live growth points and remove dangerous, dead, overhanging branches.
Decision Application Permitted

NW/21/00862/TCA

Location The Chantry, 15 Church Hill, Finedon, Wellingborough
Proposal G1 Group of Lawsons;
Section fell to ground level.
T1 Sycamore;
Crown reduce by approximately 4.0 metres laterally and in height to balance pruning to suitable growth points to retain the flowing lines of the canopy. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Crown lift to a height of 4.5 metres.
T2 Sycamore;
Section fell to ground level.
Decision Application Permitted

NW/21/00868/FUL

Location 100 Ridgeway, Wellingborough, Northamptonshire, NN8 4RY
Proposal Demolition of the existing detached ancillary garage. Replacement/repair of the existing low level boundary walling. Erection of a side two storey extension, erection of a rear first floor extension
Decision Application Refused

NW/21/00873/ADV

Location Tesco, Irthlingborough Road, Finedon, Wellingborough
Proposal Proposal to install 5x Fascia signs (3 no. internally illuminated and 2 no. non-illuminated), 1 x internally illuminated projecting sign, 7x graphic vinyl and 1x double sided internally illuminated gantry sign
Decision Application Permitted

NW/21/00876/FUL

Location 57 and 59 College Street, Wellingborough, Northamptonshire, NN8 3HF
Proposal Four no. one-bedroom self-contained apartments (C3) from the two existing three-bedroom terraced houses.
Decision Application Refused

NW/21/00879/FUL

Location 3 Cragside, Wellingborough, Northamptonshire, NN8 5QY
Proposal Single storey rear extension
Decision Application Permitted

NW/21/00880/FUL

Location Old Water Tower, 20 Cut Throat Lane, Great Doddington, Wellingborough
Proposal Change of use of land from amenity land at the Wellingborough Rugby Club to residential garden land for the Old Water Tower and erection of single storey outbuilding to be used as a dog grooming parlour. Retrospective
Decision Application Permitted

NW/21/00882/LDP

Location 36 Evesham Close, Wellingborough, Northamptonshire, NN8 2NT
Proposal Removal of existing conservatory and erection of new single storey rear extension and conversion of garage including the removal of the garage door and infilling with bricks and a window
Decision Application Permitted

NW/21/00885/FUL

Location 131 Midland Road, Wellingborough, Northamptonshire, NN8 1NB
Proposal Change of use from residential dwellinghouse (C3) to day nursery (E(f))
Decision Application Permitted

NW/21/00891/LDP

Location Wilby Park, Main Road, Wilby, Northamptonshire
Proposal Application for a Lawful Development Certificate for a proposed use or development for the stationing of two additional caravans for all year round residential occupation
Decision Application Permitted

NW/21/00895/FUL

Location High Farm, 400 Station Road, Irchester, Wellingborough
Proposal A detached 4 bedroom dormer bungalow, which will constitute a rural worker dwelling on the holding, with associated gardens and an internal garage and hardstanding for parking. Vehicular access is proposed via an existing private road with a junction to the B529
Decision Application Refused

NW/21/00897/TCA

Location 7 Duchess End, Mears Ashby, Northampton, Northamptonshire
Proposal T1 Apple;
Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Crown thin by 20%. Crown reduce by approximately 1.8-2.0 metres laterally selecting viable growth points. Prune to clear power lines by 0.5-1.0 metre at all points.
T2 Holly;
Prune tightly to a conical shape.
Decision Application Permitted

NW/21/00899/FUL

Location 18 - 20 Bradfield Road, Wellingborough, Northamptonshire, NN8 4HB
Proposal Erection of pre-fabricated building used for warehousing and manufacturing (Retrospective)
Decision Application Permitted

NW/21/00900/LDP

Location 7 Spring Gardens, Wellingborough, Northamptonshire, NN8 2AA
Proposal Application for a Lawful Development Certificate for a Proposed development for the demolition of a lean to garage and erection of a single storey extension to side of house with a flat roof
Decision Application Permitted

NW/21/00901/AMD

Location Zone B Plot 3, Appleby Lodge Way, Wellingborough, Northamptonshire
Proposal Application for a non-material amendment to reserved matters consent reference WP/20/00283/REM for a gatehouse as shown on previously approved drawings and corrected floorspace schedule
Decision Application Permitted

NW/21/00904/PNX

Location 99 Ridgeway, Wellingborough, Northamptonshire, NN8 4RZ
Proposal Single storey rear extension
Decision Prior Approval/Notification Reqd Granted

NW/21/00908/FUL

Location 109 Doddington Road, Earls Barton, Wellingborough, Northamptonshire
Proposal Single storey rear extension (sunroom)
Decision Application Permitted

NW/21/00912/FUL

Location 19 High Street, Earls Barton, Northampton, Northamptonshire
Proposal Replacement front door and glass.
Decision Application Permitted

NW/21/00913/FUL

Location 77 Stanwell Way, Wellingborough, Northamptonshire, NN8 3DD
Proposal Proposed first floor addition to frontage
Decision Application Permitted

NW/21/00916/AMD

Location 38 The Sorrels, Isham, Kettering, Northamptonshire
Proposal Application for a non-material amendment following a grant of planning permission pursuant to NW/21/00095/FUL to Change 2 no. 1st floor windows from 1.2m wide to 1.8m wide
Decision Application Permitted

NW/21/00917/FUL

Location 1 Banbury Close, Wellingborough, Northamptonshire, NN8 2LP
Proposal Proposed two storey side extension
Decision Application Refused

NW/21/00919/FUL

Location Whittle Close, Wellingborough, Northamptonshire, NN8 6TY
Proposal Erection of boundary fencing, vehicular and pedestrian entrance gates and associated works (part permitted development)
Decision Application Permitted

NW/21/00925/TPO

Location 19A Redwell Road, Wellingborough, Northamptonshire, NN8 5AZ
Proposal Turkey Oak T9 - Fell due to irreversible decline and dieback (see accompanying report). Plant one replacement tree, species, location & size to be agreed with LPA
Decision Application Permitted

NW/21/00927/FUL

Location 7 Redwood Close, Irchester, Wellingborough, Northamptonshire
Proposal Single storey rear extension
Decision Application Permitted

NW/21/00941/PNX

Location 25 Grafton Close, Wellingborough, Northamptonshire, NN8 5WA
Proposal Proposed single storey rear extension
Decision Prior Approval/Notification Not Required

NW/21/00943/FUL

Location 38 Doddington Road, Wellingborough, Northamptonshire, NN8 2JH
Proposal Single storey rear extension and single storey side extension
Decision Application Permitted

NW/21/00945/FUL

Location 20 Kettering Road, Isham, Kettering, Northamptonshire
Proposal First floor side extension
Decision Application Permitted

NW/21/00947/LBC

Location 54 Main Road, Grendon, Northampton, Northamptonshire
Proposal Listed building consent for repairs to roof of the outbuilding at 54 Main Road
Decision Application Permitted

NW/21/00953/TCA

Location The Tithe Barn, 8 South Street, Isham, Kettering
Proposal T1 & T2 Magnolia;
Crown reduce as indicated in the attached photos. Crown thin by 15%.
G1 Group of mixed species;
Prune all to shape individually.
T3 Fig;
Remove front co-dominant stems. Crown reduce remainder of tree to below the height of the upper window sill and prune to encourage Espalier style growth.
T4 & T5 Acer;
Fell to ground level.
T6 Ceonothus;
Fell to ground level
Decision Application Permitted

NW/21/00958/PNX

Location 2 Pie Corner, Sywell, Northampton, Northamptonshire
Proposal Single storey rear extension with new dormer to rear containing two windows and french doors with a Juliet balcony
Decision Prior Approval/Notification Not Required

NW/21/00960/AMD

Location Land adjacent 81 and rear 2 to 26 James Street, Farndish Road, Irchester, Northamptonshire
Proposal Application for a non-material amendment following a grant of planning permission pursuant to reserved matters consent NW/21/00540/REM for minor adjustments to dwellings
Decision Application Permitted

NW/21/00982/TCA

Location Village Hall, 15 Rectory Lane, Orlingbury, Kettering
Proposal One mature Prunus cerasifera Pissardii Nigra: reduce height of crown by 2.5 metres and width by 1.5 metres plus crown thin and remove epicormic growth.
Decision Application Permitted

NW/21/00996/AMD

Location 18 Sywell Way, Wellingborough, Northamptonshire, NN8 5ER
Proposal Application for a non-material amendment to planning permission reference WP/20/00558/FUL for a reduction in the depth of the approved side extension. Everything else remains the same (design, height, materials etc)
Decision Application Permitted

BACKGROUND PAPERS

The background papers for the planning and building applications contained in this report form part of the relevant files appertaining to individual applications as referenced.

North Northamptonshire Council, Wellingborough Office, Executive Director Place and Economy, Swanspool House, Doddington Road, Wellingborough.