

**North Northamptonshire Area Planning Committee
(Thrapston)
3rd August 2022**

Application Reference	NE/21/01333/OUT
Case Officer	Ian Baish
Location	113 Wellingborough Road Rushden NN10 9TE
Development	Outline: Erection of a 2-bedroom single storey detached bungalow, (All matters reserved except for access and parking).
Applicant	Mrs D Kehoe
Agent	
Ward	Rushden – Pemberton West
Overall Expiry Date	16.03.22
Agreed Extension of Time	13.08.22

Scheme of Delegation

This application is brought before the Area Planning Committee because it falls outside of the Council's Scheme of Delegation. This is because a material written objection has been received from Rushden Town Council that is contrary to the Officer's recommendation in terms of highway safety and principle of development. Rushden Town Council has not removed its objection following re-consultation, with the Case Officer clarifying that the Local Highway Authority does not object.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 This application seeks outline planning permission for the erection of a single storey dwelling within the rear garden of an existing dwelling at 113 Wellingborough Road. All matters have been reserved for later consideration save for access and parking which will be considered as part of this outline application.
- 2.2 The indicative site plan shows a detached dwelling and the supporting design and access statement, and application form indicates the proposed dwelling as being a two-bedroom detached single storey bungalow with its own highway access and off-road parking for two vehicles.
- 2.3 Two lime trees are located adjacent to the front boundary of the site which are not subject to a Tree Preservation Order. These trees would have to be removed in order to facilitate the proposed access and visibility splays which are matters for consideration now, rather than as a reserved matter.
- 2.4 The application as originally submitted made reference to a loft conversion with provision of a jack and jill bathroom. This caused confusion on the initial round of consultations as it appeared that the applicant was seeking planning permission for a bungalow with a loft conversion.
- 2.5 The applicant confirmed that the loft conversion had been included in the description as they wished to obtain outline planning permission for a loft conversion to the existing two storey dwelling at 113 Wellingborough Road. The applicant was advised that an outline application for a new dwelling could not also include alterations to an existing dwelling. The loft conversion was duly removed from the description and a re-consultation was issued to all statutory consultees and neighbours to clarify this point.

3. Site Description

- 3.1 The application site forms part of the rear garden of number 113 Wellingborough Road, Rushden which is a large early twentieth century arts and crafts style detached dwelling which is located on the junction of Wellingborough Road to the north east and Purvis Road to the south east.
- 3.2 The existing dwelling at 113 Wellingborough Road is a four-bedroom detached property of brick construction with an attached single garage and off-road parking on the private driveway for approximately four vehicles. The driveway is accessed via two separate entrances onto Wellingborough Road (one to the north east corner and one to the north west).
- 3.3 The character of the area of Wellingborough Road, immediately surrounding the site is mixed and comprises large two storey detached, and semi-detached dwellings set back from the road with off road parking to the north west and south east. The dwellings to the north east and north west are predominantly smaller red brick terrace properties with a street frontage.

- 3.4 Turning to Purvis Road, the character is again mixed with modern bungalows to the south east and south west which each benefit from off road parking. The remainder of the dwellings along Purvis Road are predominantly 1920's style detached and semi-detached dwellings with small frontages and many of these dwellings have off road parking located to the side.
- 3.5 The site is not within a Conservation Area or adjacent to any listed buildings. It does lie within 2 kilometres of Nene Valley Gravel Pits Special Protection Area (SPA) and Site of Specific Scientific Interest (SSSI).

4. Relevant Planning History

- 4.1 None relevant

5. Consultation Responses

A full copy of all comments received can be found on the Council's website [here](#)

5.1 Rushden Town Council

Objection, which is summarised as:

- Overdevelopment; and
- Support the comments of the Local Highway Authority (LHA) regarding lack of information about the access.

Further comments following re consultation:

- Gross overdevelopment of the site;
- Inadequate amenity space for both existing and proposed dwellings;
- The loss of substantial trees on the site would result in a loss of biodiversity and a would impact on the existing street scene; and
- The proposed access onto Purvis Road is not acceptable and would further exacerbate traffic congestion and parking issues on Purvis Road.

5.2 Neighbours / Responses to Publicity

Three letters have been received. The issues raised are summarised below:

- Any development should be restricted to one storey in height, i.e. a bungalow;
- highway safety and parking; and
- Potential overlooking from first floor windows.

5.3 Local Highway Authority (LHA)

- No objection.

5.4 Natural England

- The proposal is within the zone of influence of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), and therefore is expected to contribute to recreational disturbance impacts to the bird populations for which the SPA has been notified.

5.5 Environmental Protection

- No objection, conditions recommended to secure the prevention of burning of waste on site, to restrict construction operating times and to ensure that adequate dust and mud mitigation measures are used during the construction phase.

5.6 Waste Management Team

- No objection – waste containers must be presented at the kerb side on collection day.

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 (NNJCS) (2016)

Policy 1 – Presumption in Favour of Sustainable Development

Policy 4 - Biodiversity and Geodiversity

Policy 8 - North Northamptonshire Place Shaping Principles

Policy 9 - Sustainable Buildings and Allowable Solutions

Policy 11 - The Network of Urban and Rural Areas

Policy 28 - Housing Requirements and Strategic Opportunities

Policy 29 - Distribution of New homes

Policy 30 - Housing Mix and Tenure

6.4 Emerging East Northamptonshire Area Local Plan (LPP2) (2021)

EN1 – Spatial Development Strategy

EN13 – Design of Buildings / Extensions

6.5 Rushden Neighbourhood Plan (NP) (2018)

Policy H1 - Settlement Boundary

Policy H4 - Market Housing Type and Mix

Policy EN1 - Design in Development

6.6 Other Relevant Documents

Northamptonshire County Council - Local Highway Authority Standing Advice for Local Planning Authorities (2016)

Northamptonshire County Council - Local Highway Authority Parking Standards (2016)

East Northamptonshire Council - Domestic Waste Storage and Collection Supplementary Planning Document (2012)

East Northamptonshire Council - Trees and Landscape Supplementary Planning Document (2013)

East Northamptonshire Council - Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document (2016)

7. **Evaluation**

The key issues for consideration are:

- Principle of Development
- Highway Matters

7.1 **Principle of Development**

7.1.1 The application site forms part of the garden of the host dwelling which would be sub divided to create an infill plot within the settlement of Rushden. The site has not been allocated in the Local or Neighbourhood Plan and as such is regarded as a windfall site. Paragraph 69 of the NPPF supports the development of windfall sites and acknowledges the benefits of using suitable sites within existing settlements for homes.

7.1.2 Rushden is identified as a Growth Town in the North Northamptonshire Joint Core Strategy (NNJCS) and Policy 11 of this document broadly supports housing development within the Growth and Market Towns.

7.1.3 Policy 8 of the same document requires development to respond to the context and character of the site and to respond to the overall form and density of the surrounding area. This application is for outline planning consent for a single detached bungalow and as it is an outline application, no detailed plans have been submitted. The indicative layout does however demonstrate that a two-bedroom, single-storey dwelling, of an appropriate scale, could be accommodated. The area immediately surrounding the site comprises of a broad mix of modestly sized two-bedroom detached bungalows, two-storey semi-detached and terraced homes and larger detached dwellings. Plot sizes also vary greatly within the immediate area and it is considered that a two-bedroom single storey dwelling of a scale appropriate to the surroundings could be accommodated.

- 7.1.4 Policy 8 of the NNJCS also states that new development would be supported on the basis that it would not cause adverse harm to the neighbouring and future occupant's amenity and general environment. The existing dwelling currently lies on a large and under-utilised plot and it is considered that a modest and appropriately designed single-storey bungalow would relate well within the street scene at this end of Purvis Road. A bungalow lies adjacent to the site directly to the south west and a further bungalow opposite the site to the south east and it is not considered that the introduction of a further bungalow in the street scene would cause an unacceptable level of harm to the general environment.
- 7.1.5 In terms of neighbouring or future occupant's amenity, only indicative plans are for consideration with this being an outline application. Nevertheless, the indicative plans show that a dwelling could be located on the site which would be broadly in line with the established pattern of development. It is therefore considered that a bungalow could be located within the site without causing a detrimental level of harm to the amenity of the occupiers of the neighbouring or proposed dwellings.
- 7.1.6 Finally, Policy 30 of the NNJCS requires development to provide a mix of house types which should reflect the need to accommodate smaller households with an emphasis on the provision of small and medium sized dwellings. It goes on to clarify small to medium sized dwellings as 1-3 bedrooms including, where appropriate, dwellings designed for older people. Whilst this proposal is to establish whether the principle of one dwelling is acceptable, it can therefore not provide a mix of house types in terms of size. However, the applicant has stated that consent is sought to erect a two-bedroom detached bungalow and on that basis it is considered that the proposal would comply with the requirement of Policy 30 in terms of providing a small to medium sized home of between 1 and 3 bedrooms. The single storey nature would also be suitable for older people as well as disabled occupants and those looking to downsize.
- 7.1.7 Moving to the Rushden Neighbourhood Plan (RUNP), Policy H1 states that development within the settlement boundary will be supported where it accords with other policies of the Development Plan. The site is within the settlement boundary for Rushden and is surrounded by residential development on all sides. Compliance with the other relevant policies of the neighbourhood plan must also be considered, these will be addressed in the relevant sections of the report below.
- 7.1.8 Policy H4 of the RUNP requires development to accord with Policy 30 of the JCS in terms of the requirement to provide housing for smaller households. This policy resists flatted development which is not relevant in this case as the application is for outline permission for a small two-bedroom bungalow.

- 7.1.9 Policy EN1 is the final key relevant Policy of the RUNP. This policy relates to design of the development. As this is an application for outline consent, the design and materials that would be used are not for consideration at this stage. However, the indicative site plan demonstrates that a dwelling could be provided on the site which would respect the prevailing density and pattern of residential development in the area. It is also considered that a dwelling could be provided on the site which preserves existing and neighbouring amenity and that an appropriate amount of outdoor amenity space could be provided. Materials could be agreed by condition.
- 7.1.10 Therefore, the principle of development is considered to be acceptable subject to all other material planning considerations set out below.

7.2 Visual Impact

- 7.2.1 The area surrounding the site is urban in character with a mix of residential dwellings surrounding the site on all sides.
- 7.2.2 The proposed dwelling would likely face Purvis Road and the pattern of development consists of a linear form with the dwellings set slightly back from the road. The character of the existing dwellings is mixed in terms of height, overall style and architecture. The surrounding two-storey dwellings are modestly sized and sit forward on mainly rectangular shaped plots. However, the bungalows to the south west (Jenhage) and to the south east (1A Purvis Road) are accommodated on much smaller square shaped plots. The indicative site plan demonstrates that the site could reasonably accommodate a single-storey dwelling and it is considered that the sub division of the plot, to allow for the erection of a bungalow, could be achieved without having a detrimental impact on the amount of outside amenity space that would be retained for the host dwelling.
- 7.2.3 The submitted Design and Access Statement and indicative site plan identify that the proposed bungalow would be sited between the existing dwelling at 113 Wellingborough Road to the north east and the bungalow known as Jenhage to the south west. The appearance, layout, siting and landscaping are not for consideration under this application and the submitted information only forms an indicative impression to demonstrate that the proposal is possible. It is considered though to be a suitable arrangement for the application plot which would also provide parking for two vehicles at the front of the site in a side by side arrangement.
- 7.2.4 No details have been submitted regarding landscaping or boundary treatment. It is considered that a condition can secure that details of these items are submitted with any Reserved Matters application.
- 7.2.5 In conclusion, it is the officer's view that the proposed development would not cause adverse harm to the local character of the area and therefore complies with Policy 8 of the JCS and Policy EN1 of the RUNP.

7.3 Highway Safety

- 7.3.1 The submitted plans show a highway access from Purvis Road leading to two off-road parking spaces located side by side to the front of the plot.
- 7.3.2 The Local Highway Authority Parking Standards (2016) state that a two-bedroom dwelling must be provided with two off-road parking spaces each measuring 5.5 metres in length by 3 metres wide. The applicant has demonstrated that two parking spaces can be achieved which would be located to the front (south west) of the plot adjacent to the highway. The submitted plan shows that these spaces would each measure 6 metres in length by 3.3 metres in width. The total width of the site is 10 metres which would also allow for a pedestrian access to allow ample access around the vehicles to manoeuvre bins or to access the side of the plot.
- 7.3.3 The applicant has confirmed that the access and parking area would be block paved which would ensure that no loose material was transferred to the highway as a result of vehicles leaving the site, and that an aco-drain or similar would be installed to ensure that any surface water run off was captured within the curtilage of the site. Conditions are recommended to ensure this.
- 7.3.4 The LHA also required that the applicant demonstrated that a 2 metre pedestrian visibility splay was provided at either side of the access which was contained within the applicants ownership and free of any obstacles above 0.6 metres above ground level. The applicant has submitted a plan on 27th May which demonstrates that the required visibility splays can be achieved and contained wholly within the site. A condition can secure that the parking area and visibility splays are provided prior to the dwelling being occupied and maintained and kept free of obstruction in perpetuity.
- 7.3.5 It is noted that objections have been received from Rushden Town Council and from members of the public which state that the introduction of a dwelling in this location would reduce the availability of on street parking. This point is acknowledged, however, it is considered that although approximately 10 metres of highway along the south east boundary of the site would be lost to create the access, there is sufficient on street parking available within Purvis Road which is free of restriction and many of the dwellings on Purvis Road are provided with private off road parking. The level of harm would not be considered detrimental.

- 7.3.6 It is also noted that the objections received in terms of highway safety note that Purvis Road is used as a route to access the Pemberton Leisure Centre and further housing development beyond. It is also acknowledged that the section of Wellingborough Road to the north of the site accommodates a number of terraced properties without any off road parking provision, and these properties rely on using on street parking spaces in nearby streets as this section of Wellingborough Road is subject to parking restrictions in the form of double yellow lines and a pedestrian crossing. However, the remainder of Purvis Road would remain available for on street parking and it is also considered that the provision of an access to serve one residential dwelling would not have a detrimental impact on highway safety. Further, this section of Purvis Road is subject to a 30 mile per hour speed limit, is relatively straight and visibility is generally good.
- 7.3.7 The LHA has confirmed that it is satisfied that the proposed access and parking arrangements are acceptable. The proposal is therefore in accordance with Paragraphs 111 and 112 of the NPPF, Policy 8 a) i., ii and b) ii. of the NNJCS and guidance within the Northamptonshire Parking Standards (2016).

7.4 Impact on Neighbouring Amenity

- 7.4.1 A comprehensive assessment of the impact of the proposed development on the neighbouring and future occupant's amenity would be carried out at the reserved matters stage once the respective reserved matters are submitted, should outline planning permission be granted. However, there are no indications at this stage that suggest that a single storey dwelling would result in any harm to neighbouring amenity, subject to a sympathetic design, scale and position. Careful placement of windows would also prevent any harmful levels of overlooking and it is considered that the reserved matters application can address this by ensuring that any windows within the side elevations are obscure glazed and non-opening below 1.7 metres above the floor level of the room they are located in. Appropriate boundary screening can also be secured to ensure that both the site subject to this application and the adjacent dwellings have a suitable level of privacy.
- 7.4.2 The site would be located between 113 Wellingborough Road to the north east and Jenhage to the south west. Whilst this application is in outline form there are no supporting plans to scrutinise with regard to the impact of overbearing impact or overshadowing on these neighbouring properties. However, the site has a depth equal to that at Jenhage and it is considered that a bungalow could be accommodated on the site of a similar height and footprint to Jenhage without causing an overbearing impact on that dwelling or 113 Wellingborough Road given its proposed single storey height and a condition to ensure suitable boundary screening.

7.5 Environmental Matters

- 7.5.1 The Council's Environmental Protection Team has no concerns regarding contamination, pollution, noise or odour but has recommended conditions to restrict working hours to daytime hours during the construction phase, to prevent burning of waste on site in order to protect the amenity of adjacent residents and to ensure that adequate dust and mud mitigation is used during the construction phase. These conditions are considered reasonable and necessary and are therefore recommended.

7.6 Ecology

- 7.6.1 The application site lies within 2 kilometres of the Upper Nene Valley Gravel Pits Special Protection Area (SPA). The SPA SPD states that there is a strong body of evidence that increasing levels of residential development, even when well outside the boundary of protected sites, can have negative effects on these sites. In order to mitigate the harm, the SPA SPD stipulates that a financial contribution of £299.95 per dwelling would be required. The applicant has provided financial contribution towards the SPA. It is therefore considered that the proposed development complies with Policy 4 of the NNJCS.

8. Other Matters

- 8.1 Neighbour comments: Comments were received that referred to overlooking from first floor windows and that the development should be restricted to one storey in height. These points are valid and although the principle of development of a bungalow is considered acceptable it is recommended that conditions secure that the development is restricted to single storey and that the permitted development rights in terms of extensions, loft conversions, additional windows in the roof space and the erection of curtilage buildings are removed in order for the potential impact of any such alteration in the future to be thoroughly assessed.
- 8.2 Comments from Rushden Town Council stated that the proposal amounted to gross over development of the site. The impact of the proposal on the character and appearance of the area and on amenity are discussed in the relevant sections above. It is also noted that the submitted location and site plans show a solid block to the rear of the host dwelling which appears as a rear extension when viewed on the two-dimensional plans. However, a site visit has confirmed that this is a solid roof open sided gazebo which is a free-standing garden structure and not part of the dwelling.
- 8.3 Equality: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).
- 8.4 Waste: The Council's Waste Management Team has stated that all waste containers would need to be presented at the kerbside for collection. A condition can ensure that full details of bin storage and presentation details are submitted.

- 8.5 Trees: The site accommodates several lime trees along the north east and south east boundaries; at least two of these trees are situated to the front of the site adjacent to the footpath at Purvis Road and would have to be removed to facilitate the access. The trees are not protected by a Tree Preservation Order (TPO) or located within a Conservation Area. Whilst the trees are attractive at certain times of the year, it is not considered that the removal of two or three of the trees to facilitate the access would have a level of impact on the street scene that would be overly harmful or would warrant a refusal of planning permission..

9. Conclusion / Planning Balance

- 9.1 The proposal is considered to be acceptable in terms of the principle of an infill dwelling in this location and a highway access and parking for a two-bedroom bungalow could be achieved and has been deemed acceptable by the LHA. The principle of development for a single bungalow and access and parking are the only items that are for consideration at this stage. However, in considering the proposal, regard has been given to the visual impact of development and the implications for the private amenity of the proposed dwelling and those surrounding it. Ecological considerations have also been given regard and the applicant has provided the required financial mitigation at outline stage. All other details such as siting, scale, layout and design would be considered as reserved matters should outline permission be granted.
- 9.2 It is acknowledged that the plot is small, however, the applicant has demonstrated that the plot would have a similar depth to the neighbouring plot (Jenhage) and that all matters have been sufficiently addressed to demonstrate that the site can be used to create a small bungalow suitable for an older person or persons and planning permission should therefore be granted.

10. Recommendation

- 10.1 That outline planning permission is GRANTED subject to the conditions set out below.

11. Conditions

1. Approval of the details of:

- (i) the layout of the site
- (ii) the scale of the building;
- (iii) the external appearance of the building; and
- (iv) the landscaping;

hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development and thereafter the development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning to control the details of the development hereby permitted and to ensure the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.

2. Application for the approval of the reserved matters must be made not later than the expiration of three years beginning with the date of this permission.

Reason: Statutory requirement under section 91 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.

Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

4. The development hereby permitted shall be carried out in accordance with the approved plans and documents as follows:

- Application Form, received 23rd February 2022
- Design and Access Statement, received 23rd February 2022
- Location Plan, received 23rd February 2022
- Proposed Site Plan including. Parking Layout received 27th May 2022
- Proposed Highways Plan (Visibility splays) received 27th May 2022

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

5. No demolition or construction work (including deliveries to or from the site) shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays, Bank or Public Holidays.

Reason: To ensure the protection of the local amenity throughout construction works

6. There shall be no burning of any material on site during construction, demolition or site preparation works.

Reason: To minimise the threat of pollution and disturbance to local amenity.

7. The details required to be submitted by condition No.1 above shall include details and samples of the external roofing and facing materials to be used for the construction of the dwellings hereby approved. The development shall thereafter be implemented in accordance with the approved details and retained in the agreed manner in perpetuity.

Reason: To achieve a satisfactory appearance for the development.

8. The details required to be submitted by condition No. 1 above shall include the provision of boundary screening to the site. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be erected. This boundary screening shall then be provided in accordance with the details so approved before the dwelling hereby approved is occupied and shall be retained and maintained thereafter in perpetuity.

Reason: To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area

9. The details to be submitted for approval in writing by the local planning authority in accordance with condition 1 above shall include drawings showing the slab levels and finished floor levels of the dwelling in relation to the existing and proposed ground levels of the site, the ground levels of the surrounding land and the slab and finished floor levels of the surrounding properties as well as identifying the proposed ridge height (no higher than single storey) The development shall thereafter be constructed in accordance with the details so approved in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development in relation to neighbouring land and buildings and the street scene.

10. The details to be submitted for approval in writing by the local planning authority in accordance with condition 1 above shall demonstrate that the proposed development will comply with the Nationally Described Space Standards 2015.

Reason: To ensure that the proposed development is in compliance with Policy 30 of the North Northamptonshire Joint Core Strategy 2016.

11. Prior to the first occupation of the residential unit hereby permitted, measures shall be implemented to limit water use to no more than 105 litres/person/day (plus 5 litres/person/day external water use).

Reason: As this is an area of water stress and to accord with JCS Policy 9.

12. The details required to be submitted by condition No. 1 above shall include details of all landscaping to the site. This shall include details indicating the positions and species of any planting and full details of hard landscaping to include materials. This landscaping shall then be provided in accordance with the details so approved before the dwelling is occupied and shall be retained and maintained in the agreed manner thereafter in perpetuity, if any trees or shrubs die or become diseased in the first five years after planting, they must be replaced in the next planting season by a suitable replacement.

Reason: To ensure adequate and appropriate landscaping is provided and to safeguard the amenity of the area

13. The details required to be submitted by condition No.1 above shall include, details of the position, gradient and surfacing of the access hereby approved. The access shall be paved with a hard surface and drainage shall be provided to prevent any run off on to the public highway. The development shall thereafter be implemented in accordance with the approved details and retained in perpetuity.

Reason: In the interests of highway safety

14. During the demolition and construction phases the developer shall provide, maintain and use a supply of water and means of dispensing it, to dampen dust in order to minimise its emission from the development site. The developer shall not permit the processing or sweeping of any dust or dusty material without effectively treating it with water or other substance in order to minimise dust emission from the development site. The developer shall provide and use suitably covered skips and enclosed chutes, or take other suitable measures in order to minimise dust emission to the atmosphere when materials and waste are removed from the development site.

Reason: To ensure the protection of the local amenity throughout construction works

15. Precautions shall be taken to prevent the deposit of mud and other debris on adjacent roads by vehicles travelling to and from the construction site. Any mud or refuse deposited on the road as a result of the development must be removed immediately by the operator/contractor.

Reason: In the interests of residential amenity, highway safety and visual amenity in accordance with policy 13 and 16 of the North Northamptonshire Core Spatial Strategy (2008)

16. The outline planning consent granted is for a single storey dwelling and any reserved matters application must not exceed single storey in height.

Reason: to clarify the terms of the planning permission and in order to protect neighbouring amenity.

17. 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), there shall be no development within Classes A, B, C, D, E or F of Part 1 of Schedule 2.

Reason: In the interest of neighbouring amenity and to conserve the character and appearance of the area.

18. The parking spaces and visibility splays shown on the proposed site plan including parking layout received 27th May 2022 and the proposed highways plan (visibility splays) received 27th May 2022 shall be implemented in accordance with the approved drawing prior to the first use or occupation of the dwelling hereby permitted and retained as such in perpetuity.

Reason: In the interest of highway safety.

19. The details required by condition 1 above shall include details of bin storage and presentation areas.

Reason: To ensure that adequate provision is made for the storage of waste containers.

12. Informatives

1. The North Northamptonshire Joint Core Spatial Strategy 2011-2031 policy 10 (e), Provision of Infrastructure, encourages developers to provide for fast broadband to new buildings (including but not exclusive to housing, commercial, retail or leisure). This should be gigabit capable and where possible, full fibre broadband connectivity. Early agreement with a telecoms provider is key to being able to enhance your asset. The network capability delivered by full fibre technology supports the fastest broadband speeds available, is considered future proof, and will bring a multitude of opportunities, savings and benefits. It may also add value to the development and is a major selling point to attract potential homebuyers and occupiers, with many people now regarding fast broadband as one of the most important considerations. Proposals should be compliant with Part R, Schedule 1 of the Building Regulations 2010 (soon to be amended to strengthen requirements for gigabit connectivity to new dwellings) and the Approved Document R.

Some telecoms network providers have dedicated online portals providing advice for developers, including:

Openreach Developer Portal (openreach.co.uk)

Virgin Media <http://www.virginmedia.com/lightning/network-expansion/property-developers>

Gigaclear networkbuildcare@gigaclear.com (rural areas and some market towns)

OFNL (GTC) <http://www.ofnl.co.uk/developers>

CityFibre <http://cityfibre.com/property-developers>

Details of other fibre network providers operating locally can be found here <http://www.superfastnorthamptonshire.net/how-we-are-delivering/Pages/telecoms-providers.aspx>.

For help and advice on broadband connectivity in North Northamptonshire please email bigidea.ncc@northnorthants.gov.uk