

**North Northamptonshire Area Planning Committee
(Thrapston)
18th October 2021**

Application Reference	21/00784/FUL
Case Officer	Peter Baish
Location	Land rear of 23 - 25, St Marys Avenue, Rushden, Northamptonshire
Development	Construction of 3 bedroom detached bungalow with associated landscaping and car parking provision
Applicant	VJS Projects Ltd
Agent	Oak and Lime Limited – Mr Steve Bratby
Ward	Rushden Pemberton West
Overall Expiry Date	20 July 2021
Agreed Extension of Time	22 October 2021

Scheme of Delegation

This application is brought before the East Area Development Management Committee because it falls outside of the Councils Scheme of Delegation as the Town Council objects to the proposal and this is contrary to the Officer's recommendation.

1. Recommendation

- 1.1 That Planning Permission be **GRANTED** subject to conditions.

2. The Proposal

- 2.1 The proposal relates to a site at the end of the garden of No. 25 St Marys Avenue. Full planning permission is sought for the erection of a 3 bedroom bungalow fronting onto Hall Park Lane. In terms of height, the dwelling would measure a maximum of 2.45 metres to the eaves and 4.75 metres to the highest part of the ridge. In regard to size, the bungalow would measure 19.3 metres in depth and 6.75 metres in width. In terms of appearance, the

dwelling would be built of facing brick, cladding, concrete roof tiles and UPVC windows.

- 2.2 The application has been submitted following the lapse of planning permission reference 12/01517/FUL that was approved at planning committee for a 4 bedroom bungalow on land rear of both Nos.23 and 25 St Marys Avenue. The notable difference is that this application proposes a dwelling on just one of those gardens; at Number 25.
- 2.3 In 2019 the applicant submitted a planning application for a 1.5 storey chalet dwelling under reference 19/01914/FUL on the neighbouring site at land to the rear of No.23 St Marys Avenue. Following officer concerns with the height and scale of the proposal, the applicant subsequently withdrew the application and submitted a smaller bungalow that was approved at Planning Management Committee on 12th August 2020 under reference 20/00430/FUL.

3. Site Description

- 3.1 The site is currently garden land for 25 St Marys Avenue. The site is neighboured by residential properties that gain rear access from Hall Park Lane into their rear gardens or garages. Directly opposite the site to the south-east is Hall Park.
- 3.2 There are numerous examples of similar dwellings given planning permission along Hall Park Lane. These being Nos. 57 and 57a St Marys Avenue, Nos. 3, 7, 11 and 12 Hall Pak Lane, No.23 St Marys Avenue and the development of 5 dwellings at Brooke Close. These dwellings are all built in the rear gardens of properties along St Marys Avenue and access is made from either Skinner Hill at the northern part of Hall Park Lane or the junction of St Marys Avenue and Hall Avenue at the southern end of the Lane.
- 3.3 The site is not located within a Conservation Area. Rushden Hall is a grade II* listed building and is positioned to the south east of the site within the grounds of Hall Park. Part of the stone wall associated with Rushden Hall runs along Hall Park Lane.
- 3.4 In terms of flood risk, the site is identified as being located within Flood Zone 1 and not at risk of flooding. The site is located within 3km of the Upper Nene Valley Gravel Pits Special Protection Area (SPA).

4. Relevant Planning History

- 4.1 20/00430/FUL - Proposed 3 bedroom detached bungalow with associated landscaping and car parking provision (re-submission of 19/01914/FUL) – APPROVED – 12.08.2020
- 4.2 19/01914/FUL - Proposed 3 bedroom chalet bungalow for residential use including car parking and landscaping – WITHDRAWN – 13.03.2020
- 4.3 12/01517/FUL - Proposed four bedroom bungalow for residential use with integral double garage and landscaping (Re-submission of 11/01981/FUL) – APPROVED – 05.09.2014

- 4.4 11/01981/FUL - Proposed four bedroom dwelling for residential use with integral double garage and landscaping – REFUSED – 12.03.2012

5. Consultation Responses

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

5.1 Rushden Town Council

Rushden Town Council objects to this application for the following reason:

The access for this property will be onto an unadopted road. This road is in fact identified as a UK12 footpath. A number of properties have now been built with access onto this track and this now exceeds 5. If NNC are minded to grant this permission we would request that the road now has to be adopted to conform with current planning legislation.

5.2 Environmental Protection

There are no obvious environmental issues, but if minded to grant the application, conditions should be added to limit construction hours and to ensure there is no burning on site.

5.3 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. This is via a financial contribution.

5.4 Highways (LHA)

This application represents an overdevelopment and contravenes NNC adopted policy (DM15), this substandard footpath raises concerns to highway safety with the width of the footpath narrowing to less than 3.7 metres. This is below the required width to allow a fire tender to pass easily.

5.5 Waste Management

The access to the proposed property is from the unadopted, unsurfaced, badly rutted / potholed and narrow track of Hall Park Lane. Waste collection staff experience difficulties collecting from existing properties on the track and cannot provide them with wheeled bins for their waste collection as Hall Park Lane is too narrow for a refuse collection vehicle to access. Ideally, the track needs to be surfaced, widened and brought up to adoption standard in order to provide the standard refuse collection.

5.6 Neighbours / Responses to Publicity

No representations received.

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 and Guidance

National Planning Policy Framework (NPPF) (2021)

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 1 - Presumption in Favour of Sustainable Development

Policy 2 - Historic Environment

Policy 3 - Landscape Character

Policy 4 - Biodiversity and Geodiversity

Policy 5 - Water Environment, Resources and Flood Risk Management

Policy 6 - Development on Brownfield Land & Land Affected by Contamination

Policy 8 - North Northamptonshire Place Shaping Principles

Policy 9 - Sustainable Buildings

Policy 11 - The Network of Urban and Rural Areas

Policy 19 - The Delivery of Green Infrastructure

Policy 20 - Nene and Ise Valleys

Policy 28 - Housing Requirements

Policy 29 - Distribution of New Homes

Policy 30 - Housing Mix and Tenure

6.4 Rushden Neighbourhood Plan 2018

Policy H1 - Settlement Boundary

Policy H2 - Location of New Housing

Policy H4 - Market Housing Type and Mix

Policy EN1 - Design in Development

Policy EN2 - Landscaping in Development

Policy T1 - Development Generating a Transport Impact

6.5 East Northamptonshire Local Plan Part 2: Submission Plan March 2021 (2011 – 2031)

Policy EN1 - Spatial Development Strategy

Policy EN2 - Settlement Boundary Criteria – Urban Areas

Policy EN13 - Design of Buildings/Extensions

Policy EN14 - Designated Heritage Assets

Policy EN30 - Housing Mix and Tenure to Meet Local Need

6.6 Other Documents

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

Northamptonshire County Council – Local Highway Authority Parking Standards

Joint Planning Unit – Design Supplementary Planning Document (March 2009)

7. Evaluation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, require that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following considerations are relevant to the determination of this application:

- Principle of Development
- Character and Appearance of the Area
- Residential Amenity
- Highway Safety and Parking
- Flood Risk
- Ecology

7.1 Principle of Development

- 7.1.1 The National Planning Policy Framework (2021) supports sustainable residential development in the urban areas if it accords with the Development Plan. In this case, the adopted Development Plan consists of the North Northamptonshire Joint Core Strategy (JCS) and the Rushden Neighbourhood Plan (RNP). Policies 8, 11, 30 (JCS) and H1, H2 and H4 (RNP) are all relevant to the proposal.
- 7.1.2 The proposal is located within the built up area of the Growth Town of Rushden where development is permitted on suitable sites within the built up area that would not materially harm the character of the settlement or residential amenity.
- 7.1.3 The application proposes one 3 bedroom bungalow. Policy 30 of the JCS sets out that the mix of house types within a development should reflect the need to accommodate smaller households with an emphasis on the provision of small and medium sized homes with 1-3 bedrooms. In this instance, the proposed dwelling would have 3 bedrooms, would be single storey and provides an infill that makes the most effective and efficient use of the land available. Policy 30 also goes on to state that the internal floor areas of all new dwellings must meet the National Space Standards as a minimum in order to provide residents with adequate space for basic furnishings, storage and activities. The proposed dwelling meets the National Space Standards.
- 7.1.4 In terms of planning history, the site benefits from a previous permission (Ref: 12/01517/FUL) for a 4 bedroom bungalow. Furthermore, on the land directly adjacent to the east of the application site and on land to the rear of No.23 St Marys Avenue, a 3 bedroom bungalow was approved in 2020 (Ref: 20/00430/FUL). Further east of the site, two bungalows have also been

recently approved and constructed (Ref: 17/01394/FUL).

- 7.1.5 The principle for the erection of a dwelling to the rear of the existing properties along St Marys Avenue was taken into consideration by the Planning Inspectorate when outline permission was granted at appeal for a dwelling at the rear of 37 St Marys Avenue (Ref: 07/02178/OUT). The Inspector's decision on this neighbouring application is relevant to the determination of this application as it is very similar to the current proposal for the erection of a dwelling fronting onto this un-adopted lane. The application also needs to be assessed against the National Planning Policy Framework which has come into use since the previous applications were considered.
- 7.1.6 The previous Inspector's decision notes that a dwelling positioned to the rear of the existing dwellings along St Marys Avenue would be acceptable in principle, in terms of the impact on the character and layout of the area. The Inspector concluded that a dwelling fronting onto the private lane would instead relate to the quite different character of that lane and Rushden Park beyond, rather than the proposal having an adverse effect on the existing character and layout of St Marys Avenue. In light of this decision, planning permission for further dwellings to the rear of 57 St Marys Avenue (ref: 11/00874/FUL) the rear of Nos 23-25 (ref: 12/01517/FUL) the rear of No.15 (17/01394/FUL) and the rear of No.23 (ref: 20/00430/FUL) have been granted.
- 7.1.7 Like the dwellings permitted at numbers 15, 23-25, 37 and 57 St Marys Avenue, the proposed development as part of this current application would also front onto the private lane and would relate to the different character of that private lane. Given the similarities between this application and the previously approved dwellings, it would be difficult to argue that the proposed development would not be acceptable in terms of its impact on the character and layout of the area.
- 7.1.8 Similarly, the Inspector considered whether the use of the existing un-adopted access track was appropriate. The Inspector noted that whilst the route towards St Marys Avenue would be the preferred route due to its better condition, he made reference to the route towards Brooke Close being acceptable also. In this instance, the proposal is to upgrade and connect the 'unmade' lane to the tarmac to provide easy access southwards towards Brooke Close. Nonetheless, the previous Inspector's decision would mean that, whilst narrow and unmade, the proposed access route to the application site is considered to be acceptable and fit for purpose.
- 7.1.9 As highlighted, the site is considered to form part of the built-up area of Rushden. The site provides an opportunity within grounds on No.25 St Marys Avenue to construct a dwelling that would front Hall Park Lane and make effective and efficient use of land without impacting upon the character of the area, residential amenity or highway safety (as addressed later in this report). The provision of housing in Rushden, which has a wide range of services and facilities, on a site that is well located, with access to a range of sustainable modes of travel, will contribute to creating a more balanced and diverse local population and help sustain the available services and facilities in the town in accordance with policies 8, 11 and 30 of the adopted North

Northamptonshire Joint Core Strategy (2016) and policies H1, H2 and H4 of the Rushden Neighbourhood Plan 2018. With the outcome and comments in the previous appeal decision in mind, the development is therefore considered acceptable in principle.

7.2 Impact on the Character and Appearance of Area

- 7.2.1 The application site comprises the garden land of No.25 St Marys Avenue, a semi-detached property. The site is enclosed by residential development to the north, east and west. To the south of the site is Hall Park. In terms of the site itself, it is side garden land. The host dwelling of No.25 is located directly to the west.
- 7.2.2 No.25 St Marys Avenue is a property with a large rear garden that extends at length to meet Hall Park Lane. It is considered that a dwelling within the boundary fronting onto Hall Park Lane would have no significant impact upon the character and appearance of the area by virtue of its design, scale (single storey) and positioning.
- 7.2.3 In terms of height, the dwelling would measure a maximum of 2.45 metres to the eaves and 4.75 metres to the highest part of the ridge. In regard to footprint, the bungalow would measure 19.3 metres in depth and 6.75 metres in width. In terms of appearance, the dwelling would be built of facing brick, cladding, concrete roof tiles and UPVC windows.
- 7.2.4 It is considered that, although the dwelling would be within the garden of No.25 St Marys Avenue, it is technically an area of land at the very rear of the long garden and would represent an infill plot to front onto Hall Park Lane and therefore not lead to an unacceptable relationship with the host property. The dwelling would front onto Hall Park Lane and be viewed within the context of the existing street scene and therefore considered to cause no significant harm to the character and appearance of the area.
- 7.2.5 The NPPF, policies 3 and 8 of the North Northamptonshire Joint Core Strategy and policies EN1 and EN2 of the Rushden Neighbourhood Plan expect developments to be designed sympathetically and in keeping with their surroundings, in terms of the detailed design, landscaping and the resultant curtilage size. In terms of appearance, the dwelling would be built of facing brick, cladding, concrete roof tiles and UPVC windows. In regards to the boundary treatment and landscaping, the proposal is for 1.8 metre close boarded fencing with a garden laid to lawn. To ensure a high quality development all material and landscaping details would be secured via condition.
- 7.2.6 The proposed dwelling would have no more impact on the character and appearance of the area than the dwelling previously approved on the site or the other dwellings approved along the lane. The site is relatively well concealed from the key public viewpoints and the proposed dwellings would only be visible from the track situated off Hall Park Lane and the immediate surrounding houses and gardens.

7.2.7 By virtue of the location of the site and the infill nature of the proposal, it is considered to have no significant adverse impact upon the existing character of development upon St Marys Avenue and Hall Park Lane or cause any harm to the wider area. Although the scheme would change the appearance of the site, it is considered to be acceptable subject to conditions (to secure appropriate materials and landscaping) and provide an opportunity for more efficient use of land within the confines of the built up area of the settlement. The proposal is considered to result in a minimal loss of openness given the nearby buildings and the existing situation on site whilst having no significant impact upon the setting of Grade II* Rushden Hall set within the grounds of Hall Park. Accordingly, the proposal is considered to preserve the character and appearance of the area in accordance with the NPPF, Policies 2, 3 & 8 of the North Northamptonshire Joint Core Strategy (2016) and Policies EN1 & EN2 of the Rushden Neighbourhood Plan (2018).

7.3 Residential Amenity

7.3.1 The NPPF and the Council's planning policy 8 of the Joint Core Strategy (2016) seeks to protect amenity of neighbouring users. The policy also seeks to ensure residential amenity is not harmed as a result of development; the NPPF within the core principles states that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".

7.3.2 The proposed dwelling would be positioned some 35 metres away from the rear elevations of the properties on St Marys Avenue (i.e. nos. 23 and 25 St Marys Avenue). The proposal is for a single storey property, which would create no significant overbearing impacts upon either the properties on Hall Park Lane or those on St Marys Avenue.

7.3.3 In terms of the relationship with neighbouring properties, the new dwelling would be at a maximum height of 4.75 metres to the ridge and will contain no windows that overlook any neighbouring property due to the single storey nature of the proposal. It is considered that due to its orientation and separation distance, there would be no direct impact upon loss of light or overshadowing on any neighbouring property. The recently approved neighbouring dwelling to the rear of No.23 St Marys Avenue is also single storey with no windows overlooking the proposed dwelling. Accordingly, there will be no significant issues with overlooking or overshadowing into any neighbouring private gardens.

7.3.4 There is a good level of boundary treatment proposed in the form of 1.8 metre fencing with the opportunity to further enhance through appropriate hard and soft landscaping which can be secured via condition. In this sense it is unlikely that there will be any significant impact in regard to the private residential amenity of any neighbouring dwellings.

7.3.5 The proposal is considered to have sufficient private amenity space in the form of a private garden area for a bungalow. The garden would measure approximately 15.6 metres in depth by 8.4 metres in width. The bin store is to be located in a suitable location so as to not impact unduly upon neighbouring amenity and allow for refuse sack collection as per the arrangement with the other properties on Hall Park Lane and confirmed as

acceptable by Waste Management.

7.3.6 The relationship with the neighbouring properties is considered to be acceptable; furthermore, given the scale, positioning and orientation of the proposal when viewed against the neighbouring properties, it is deemed that there will be no significant overbearing impacts. Details of hard and soft landscaping and finished floor levels would be secured via condition.

7.3.7 Overall, the proposal is considered to have no significant detrimental impact upon neighbouring amenity and is therefore in accordance with the NPPF and Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

7.4 Highway Safety and Parking

7.4.1 The concerns of the Highways team (as set out in paragraph 5.4) have been noted, however, the principle of using the existing access to serve a residential development on the site was accepted by highways under the previous planning permission (Ref: 12/01517/FUL) which has since lapsed. The access was then considered appropriate for a dwelling on the neighbouring site under planning permission ref: 20/00430/FUL. The current submitted proposal seeks consent for an additional dwelling (one) off Hall Park Lane.

7.4.2 It is noted that Hall Park Lane currently provides access for a number of new dwellings and also the garages for the properties on St Marys Road. There is also a large car park associated with the Town Council building of which vehicles can freely access from Hall Park Lane. This current situation leaves the Local Planning Authority in a situation where the vehicle movements associated with the proposed single dwelling are unlikely to have any more additional impact upon Hall Park Lane, especially given the fact that the application proposes to upgrade part of the unmade road in order to connect the dwelling to the tarmac road.

7.4.3 Whilst the existing access track is substandard and has a poor surface, the requirement for improvements to be made to the existing track was removed by the appeal inspector as part of 15/00393/VAR. However, the applicant has nonetheless proposed to improve the lane by hard bounding the surface to join the existing tarmac that serves Nos.11 & 12 Hall Park Lane and the recently approved dwelling adjacent to the site to the rear of No. 23 St Marys Road. This highway improvement is welcomed and allows for a connection to the recently upgraded tarmac road and is a betterment for all users of the track / road

7.4.4 It is noted that the proposal would contravene the highway guidance which seeks to limit only 5 dwellings off a private drive. It is however noted that the Council's decision to refuse planning permission (Ref: 18/02209/OUT – 10 Mill Estate, Wymington Road, Rushden) rested almost entirely on the advice of the Local Highway Authority (LHA) (as they were at the time) which does not support more than five dwellings using a private road as it would be contrary to the requirements of the Northamptonshire Highways Standards. The inspector concluded...

'While I have been provided with a copy of the Local Highways Authority Standing Advice for Planning Authorities 2016 there is nothing to confirm what the aims and objectives of the "5 off a private drive" restriction are, or, if it is breached, what the impact on highway safety would be. As the road already serves ten dwellings, the determinative issue in this case is whether the intensification of the use of Mill Estate, as a consequence of the single dwelling proposed, would lead to material harm to highway safety.'

and

'One must adopt the common-sense approach advocated in Manual for Streets, looking at all the relevant factors rather than a rigid and slavish adherence to highway standards. In the absence of trip rates to suggest otherwise, a single dwelling would only generate a minimal amount of traffic which would be imperceptible against existing flows along the private drive'

- 7.4.5 Given the above statement from the Inspectorate, it is clear that there needs to be a material harm identified to highway safety in order to refuse an application rather than just resting on the seemingly arbitrary cut off stated by the highways guidance that there are more than 5 dwellings on an access. In this instance no material harm has been identified.
- 7.4.6 It is considered that the lane (Hall Park Lane) already serves in excess of 5 dwellings given the recent approvals and construction of the dwellings on the lane and the existing access to a number of garages that serve the dwellings on St Marys Avenue. The construction of one dwelling at the southern end of the lane with an upgraded access and tarmac connection to the recently approved dwellings (Nos. 11 & 12 Hall Park Lane and land rear of No.23 St Marys Avenue) would be an enhancement to the existing situation and with the minimal vehicle movements that a single dwelling would generate, it is considered that there would be no material harm to highway safety overall.
- 7.4.7 In terms of refuse lorry access, the waste management team has confirmed that a 'sack collection' already operates along the lane for the existing properties. The Waste Management Officer is concerned with the state of Hall Park Lane but has confirmed that the property would join the sack collection arrangements that currently exist for the neighbouring properties on Hall Park Lane.
- 7.4.8 In regard to fire safety, it is noted that the dwelling would be 45 metres from the highway and therefore under normal circumstance would need to accommodate a fire appliance with a 15 Ton axle loading. It would also be required to have a turning space to allow the fire appliance to access the site, turn around and leave. On this particular site it is not possible to accommodate these requirements. A sprinkler suppression system will be secured via condition. The condition would be attached to the permission and require the system to be installed and commissioned before the new dwelling is brought into use in accordance with building control and the fire service. This condition was considered acceptable on the previous approvals (ref: 12/01517/FUL and 20/00430/FUL).

7.4.9 The proposal is considered to provide suitable and safe access to the site that would be similar in nature to the surrounding dwellings with two off road parking spaces. Whilst the Local Planning Authority has concerns with the substandard road, it is considered that given the above highway improvements and the fact that there have been no objections from any neighbouring dwellings in regards to highways issues and no material highway safety harm has been identified by the Local Highway Authority, the proposal is considered to be, on balance, acceptable in this regard.

7.5 Flooding

7.5.1 The application site is in Flood Zone 1, which means it has a low probability of flooding. In terms of drainage, there should therefore be no additional surface water run-off impacts. The proposal is therefore considered acceptable and complies with Policy 5 of the North Northamptonshire Joint Core Strategy 2016.

7.6 Ecology

7.6.1 The application site has no record of any protected species and being mainly of private garden land is considered to be of low biodiversity potential. In order to protect any onsite biodiversity hard and soft landscaping would be secured via condition.

7.6.2 Policy 4 of the North Northamptonshire Joint Core Strategy 2016 requires all development to safeguard existing biodiversity. The site is located within 3km of the Upper Nene Valley Gravel Pits Special Protection Area and as such a mitigation fee is required to provide for mitigation against any harm caused as a result of the proposal. This fee has been paid.

7.6.3 The proposal would have a neutral impact upon biodiversity, with opportunities to enhance biodiversity on site through the inclusion of a landscaping condition, therefore the proposal is considered to be in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy 2016.

8. Other Matters

8.1 Equality Act 2010: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).

8.2 Sustainability: Policy 9 of the North Northamptonshire Joint Core Strategy states that development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All development should incorporate measures to encourage 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. A condition has been attached to the permission to limit water use to no more than 105 litres / person / day.

9. Conclusion / Planning Balance

9.1 In this instance the proposed construction of a 3 bedroom bungalow is not considered to cause significant harm that would outweigh the economic, social and environmental benefits of the proposal. Therefore, given the current policy position, the proposed development is considered to be compliant with relevant national and local planning policy as:

- The principle of the development of this site for residential purposes is acceptable;
- The proposal would not have a harmful impact upon the character and appearance of the area due to its scale, bulk and massing;
- It would not have a significantly detrimental impact upon the amenity of neighbours;
- There are no overriding highways safety issues;
- It would have a neutral impact on the identified heritage assets;
- It would be acceptable in terms of flood risk;
- It would safeguard existing biodiversity; and
- The property would meet National Space Standards

There are no other material planning considerations which have a significant bearing on the determination of this application

10. Recommendation

10.1 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore recommended that Planning Permission be **GRANTED** subject to conditions.

11. Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out strictly in accordance with following plans received by the Local Planning Authority:

- 1038-001 V2 – Site Location Plan, Block Plan, Proposed Floor Plans & Proposed Elevations (25.05.2021)
- 1038-003 A – Access Road Existing & Proposed Surfacing (25.08.2021)

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

3. The development hereby permitted shall be carried out using materials as specified on the following plan received by the Local Planning Authority on 25th May 2021 and thereafter maintained in perpetuity.

- 1038-002 B - Materials Plan

Reason: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

4. No development (excluding demolition works) shall begin until details of the finished floor level of all buildings and associated external ground levels have been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented in accordance with the approved details.

Reason: In the interests of visual and residential amenity. A pre-commencement condition is necessary in order to ensure that potential harm is minimised before development reaches an advanced stage.

5. No development above slab level shall take place in connection with the development hereby approved until full details of:

- i. Hard landscape works, to include but not be limited to, full details of boundary treatments (including the position, height, design, material) to be erected and paved surfaces (including manufacturer, type, colour and size).
- ii. Soft landscape works, to include planting plans (which show the relationship to all underground services and the drainage layout), written specifications (including cultivation and other operations associated with plan and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities, tree pit details (where appropriate) including, but not limited to, locations, soil volume in cubic metres, cross sections and dimensions.
- iii. Full details of landscape maintenance regimes.
- iv. An implementation programme for the landscape works.

have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in full in accordance with the approved details.

The works shall be carried out in the first planting season and maintained in perpetuity.

Any trees or plants planted in connection with the approved soft landscape details which within a period of five years from planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally approved.

Reason: To ensure the development is satisfactorily assimilated into the area

and enhances biodiversity in accordance with Policies 3 & 8 of the North Northamptonshire Joint Core Strategy 2016.

6. 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 or Bank or Public Holidays.

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

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

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

8. Prior to the first occupation of the residential unit hereby permitted, measures shall be implemented to encourage 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 Policy 9 of the North Northamptonshire Joint Core Strategy.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows / dormer windows or any extensions to the dwellings hereby permitted, other than those expressly authorised by this permission, shall be erected.

Reason: To ensure adequate standards of privacy for neighbouring and future occupiers, in the interest residential amenity.

10. Prior to first occupation of the development hereby approved, full details of the fire suppression system are to be submitted and agreed in writing by the Local Planning Authority. The fire suppression system will thereafter be installed and commissioned only in accordance with the approved details and maintained in the agreed manner in perpetuity.

Reason: In the interests of residential amenity and fire safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

11. Notwithstanding the submitted plans and prior to the commencement of development, full details of the access road construction and road surface are to be submitted and agreed in writing by the Local Planning Authority. The road surface will be installed in accordance with the approved details and maintained in perpetuity.

Reason: In the interests of highway safety.

12. **Informatives**

1. The details pursuant to conditions 4 & 11 are required prior to the commencement of development because it is critical to the material considerations of the scheme. The development would not be acceptable without these details being first approved.
2. Please note that an application is required to discharge any conditions that require the Local Planning Authority to consider further information, including the conditions specified above. This may take up to eight weeks and requires a fee. More information can be found at www.east-northamptonshire.gov.uk