



**EAST NORTHAMPTONSHIRE DISTRICT COUNCIL**

Town and Country Planning Act 1990

**PLANNING PERMISSION**

**19/00417/FUL**

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Location

50 Main Street Aldwinckle Kettering Northamptonshire NN14 3EL .

Proposal

Change of use of existing annex to separate dwelling with repair/partial rebuild of existing garage, new rear extension and oil tank. Provision of access driveway and parking

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Applicant

Mr Barnes

50 Main Street Aldwinckle Kettering Northamptonshire

Agent

Ms Tansley

Redbox Architects Manor Cottage Pilton Peterborough

Date received

1 March 2019

Date valid

1 March 2019

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Under the provisions of the Town and Country Planning Act 1990 the Local Planning Authority hereby **GRANT PLANNING PERMISSION** for the above development in accordance with the application and plans submitted, **subject to the following conditions** which are imposed for the reasons noted thereafter:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
Reason: To ensure compliance with Section 91 of the Town and Country Planning Act (as amended).
2. The development the subject of this planning permission shall be carried out using external materials to match the existing building as detailed on the application form received on 01.03.2019.  
Reason: To achieve a satisfactory elevational appearance for the development.
3. The development hereby permitted shall be carried out in strict accordance with the approved drawings:  
P01 received by the Local Planning Authority on 01.03.2019  
P03a received by the Local Planning Authority on 24.04.2019  
P04a received by the Local Planning Authority on 05.04.2019  
Reason: In order to clarify the terms of the consent and to ensure that the works are carried out as permitted.
4. Prior to the first occupation of the new dwelling hereby permitted, the access, parking and turning areas shall be laid out as detailed on drawing P03a received by the Local Planning Authority on 24.04.2019 and they shall thereafter be permanently retained and maintained in this condition.

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Reason: In the interests of Highway safety.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modification), the 1.8 close boarded fencing shall be installed to the west of the host dwelling as detailed on the drawing P03a.

Reason: In the interests of residential amenity.

6. The home office hereby approved shall be used only in association with, and ancillary to, the occupation of the dwelling hereby permitted and shall not be used as a separate office unit.

Reason: In order to clarify the terms of this planning permission.

Your attention is drawn to the following notes:

1. In reaching this decision this Council has implemented the requirement in the NPPF to deliver sustainable development in a proactive and positive way in accordance with paragraph 38. There has been ongoing dialogue with the applicant and their agent to resolve issues and to reach a positive recommendation on the application.

Decision Date  
30 April 2019

Signed:



Paul Bland  
Head of Planning Services

**NOTE:** This notice relates only to planning permission and does not include or imply consent under the Building Regulations or any other legislation for which a separate application may be required.

#### **RIGHT OF APPEAL:**

Your attention is drawn to the following notes which explain how to submit an appeal should you be aggrieved by the above decision.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant of permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 or Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990, within six months of the date of this notice. However, where an enforcement notice has been served on the same, or substantially the same, development as in the application within 2 years of the date the application was made, the period for receiving an appeal is within **28 days** of the date of the decision notice or of the date by which the Local Planning Authority should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the Local Planning Authority had to determine the application, the period for receiving the appeal is within **28 days** of the date the enforcement notice was served (unless this extends the normal 6 months or 12 week deadline)

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(Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements, to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of responsibly beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 or Chapter III of the Planning (Listed Buildings and Conservation Areas) Act
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990 or Section 27 of the Planning (Listed Buildings and Conservation Areas) Act

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NOTES:



PROJECT	48-50 MAIN STREET ALDWINCLE
DRAWING	P03a - PROPOSED PLAN OPTION
SCALE	1:100 @A1
DATE	FEB 19
NOTE: DO NOT SCALE OFF THIS DRAWING, APART FROM FOR THE PURPOSES OF PLANNING APPLICATION. USE ONLY DIMENSIONS SHOWN, IF IN DOUBT ASK.	
NOTE: IF DRAWING PRINTED @ A3: SCALE TO BE: 1:200	