

**North Northamptonshire Area Planning Committee
(Thrapston)
8 June 2022**

Application Reference	21/01774/FUL
Case Officer	Peter Baish
Location	142 Westfield Avenue, Rushden, Northamptonshire, NN10 9RB
Development	Plot division to allow for construction of 2no new semi-detached two bedroom dwelling houses adjacent to the existing dwelling
Applicant	Graham Hall-Watkins
Agent	Harbur Design – Mr Daniel Clutterbuck
Ward	Rushden Pemberton West Ward
Overall Expiry Date	4 March 2022
Agreed Extension of Time	9 June 2022

Scheme of Delegation

This application is brought before the Area Planning Committee because it falls outside of the Council's Scheme of Delegation as the proposal has received more than 5 objections from neighbours and an objection from Rushden Town Council that constitutes a material planning consideration. The Town Council maintained their material objection following a re-consultation.

1. Recommendation

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

2. The Proposal

2.1 The proposed development is for the plot division of number 142 Westfield Avenue and the construction of two semi-detached, two bedroom dwellings in the side garden.

- 2.2 In terms of size, the dwellings would be similar in scale to the surrounding semi-detached dwellings on Westfield Avenue. Each dwelling would measure 7.2 metres in depth by 5.5 metres in width. In terms of height, they would measure 7.6 metres to the ridge which is comparable to the neighbouring dwellings.
- 2.3 In terms of appearance, the dwellings have been re-designed as part of the application process to closely reflect the local vernacular and in particular the appearance of the semi-detached dwellings found close to the site through the use of materials, proportions and detailing such as the bay windows, porch detail and pebble dash rendering.

3. Site Description

- 3.1 The site is located within the town of Rushden, more specifically on Westfield Avenue which is accessed via adjoining roads Boundary Avenue or West Crescent. Boundary Avenue and West Crescent are both 'minor' roads off the B569, Irchester Road.
- 3.2 The site comprises a two-bedroom, end of terrace, dwelling house with large amenity space to the rear and side of the plot. There is a front garden with a timber picket fence to the boundary of the footpath. Various properties (including No. 142) appear to have removed sections of the boundary fencing to provide at least one off-road parking space.
- 3.3 The site is surrounded in all directions by residential housing. The application site is not located in a Conservation Area and is fully within Flood Zone 1. 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.

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, for the following reasons-

- Overdevelopment of the site. There is very little amenity space and room sizes are cramped offering inferior living space. We feel this application is contrary to Policy EN1 Design in Development of the Rushden Neighbourhood Plan.

The scheme has been squeezed onto the plot and has resulted in very little parking space (although we note Highways comments) we feel the neighbours comments are probably more noteworthy as they already experience parking congestion in this area and there is no provision for visitor parking.

5.2 Environmental Protection

No objection, subject to conditions relating to construction times, dust mitigation, prevention of mud on roads and no burning.

5.3 Natural England

No objection, subject to the payment of the SPA mitigation contribution..

5.4 Northamptonshire Highways

No Objection. Comment as follows:

- The proposed dwellings would require a total of four residential parking spaces. However, having reviewed the parking beat survey provided there is enough capacity to support the proposed 2No. dwellings.
- Please note that existing street furniture or features such as street lighting columns, trees, traffic signs, bollards, road markings, cabinets, post boxes etc. may be affected by the proposed dwelling. Works to such furniture and infrastructure would need to be agreed with the Local Highway Authority and whoever maintains such features. All costs associated with the alteration, protection, relocation or removal of such features rest with the developer.

5.5 Waste Management

No comments. Bins to be presented to highway.

5.6 Neighbours / Responses to Publicity

Eight representations have been received. Five objecting and three in support stating the following:

Objections

- Lack of parking spaces
- Detrimental impact on wildlife
- Dwellings would be close to the boundary of 167 and 165 Irchester Road causing overshadowing, loss of light and privacy
- Impact on drainage
- Not enough room in proposed dwellings for family
- Noise from properties
- Overlooking from properties into rear gardens

Support

- Highways confirm parking beat survey that there is enough parking in the area to accommodate the need
- Rushden is a growing town with need for housing
- Bushes and vegetation are in private gardens
- Substantial distance between proposed properties and those on Irchester Road
- Dense trees on boundary between proposed properties and Irchester Road housing, mitigating overlooking and overshadowing
- Drainage is building regs matter
- No noise impacts
- Suitable for family life
- Site is large corner plot and does not represent overdevelopment

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 and 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
- 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
Northamptonshire County Council – Planning Out Crime Supplementary Planning Document (December 2003)
Joint Planning Unit – Design Supplementary Planning Document (March 2009)
East Northamptonshire Council – Domestic Waste Storage and Collection Supplementary Planning Document (July 2012)
Biodiversity Supplementary Planning Document (February 2016)
Upper Neve Valley Gravel Pits Special Protection Area Supplementary Planning Document (2016)

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 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 two x 2 bedroom dwellings. 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 dwellings would have two bedrooms and the scheme would provide an infill development that makes the most effective and efficient use of the land available.
- 7.1.4 The site is surrounded by dwellings that appear to have 2 – 3 bedrooms, therefore the dwellings will add to the local mix. 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 dwellings meet the National Space Standards, contrary to the Town Council's objection relating to room sizes being cramped.
- 7.1.5 As highlighted, the site is considered to form part of the built-up area of Rushden. The site provides an infill opportunity to construct two dwellings that would front Westfield Avenue and make effective and efficient use of land without significantly impacting upon the character of the area, residential amenity or highway safety (as addressed later in this report).
- 7.1.6 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 would 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. The development is therefore considered acceptable in principle.

7.2 Impact on the Character and Appearance of Area

- 7.2.1 The NPPF, policies 3 and 8 of the North Northamptonshire Joint Core Strategy 2016 and policies EN1 and EN2 of the Rushden Neighbourhood Plan 2018 expect developments to be designed sympathetically and in keeping with their surroundings.
- 7.2.2 The application site is currently side garden land associated with No.142 Westfield Avenue. This land fronts onto the public highway and does provide an opportunity to create a new development that accords with the pattern of development within the immediate vicinity. The surrounding properties are a mixture of terrace and semi-detached of a consistent appearance, similar size and matching materials.
- 7.2.3 The proposal is for a pair of semi-detached dwellings that closely reflect the appearance of the other semi-detached dwelling types on both Westfield Avenue and Boundary Avenue. In this sense, the proposed dwellings are considered to accord to the character and appearance of the area by virtue of their design, scale and positioning on the street scene.

- 7.2.4 In terms of size, both of the semi-detached dwellings proposed would measure approximately 7.2 metres in depth by 5.5 metres in width. In terms of height they would measure 5.1 metres to the eaves and 7.6 metres to the ridge. In terms of the detailed appearance of the dwellings, they would be built using facing bricks, render and roof tiles to closely match the neighbouring properties. Full sample material details would be secured via condition.
- 7.2.5 It is considered that the development, would not lead to an unacceptable relationship with the host property (No.142) due to its positioning to the side of the property. The dwelling would front onto Westfield Avenue 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.
- 7.2.6 In terms of appearance, the dwelling would be built of facing brick, roof tiles and UPVC windows to match neighbouring properties. In regard 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.
- 7.2.7 It is acknowledged that the plot sizes and resultant amenity space of the proposed semi-detached dwellings are not to the same size of the surrounding neighbouring plots. However, the neighbouring plots, along with other plots in the vicinity, are exceptionally large, especially considering today's standards. The fact that the proposed dwellings have smaller gardens than those of the neighbours would not materially affect the overall character of the area.
- 7.2.8 The proposed rear gardens of both properties are considered to be on the small side with the plot closest to No.142 Westfield Avenue having a garden measuring roughly 6 metres by 6 metres. It is considered that whilst this garden is not large, not all people want a big garden to maintain and the space provided does allow for a patio area, lawn and space to dry washing and sit outside. This does not represent an overdevelopment of the site.
- 7.2.9 The plot to the west would have a larger garden that wraps to the side of the property. This amenity space measures approximately 12 metres by 10 metres which is considered more than adequate for a two-bedroom dwelling. The existing dwelling (No.142 Westfield Avenue) would also left with an acceptable level of rear garden amenity space. Any boundary screening in this location would need to be considered carefully to ensure that any privacy is retained but to ensure that the street scene is not harmed, given the prominent corner location. As such a condition for boundary screening details is recommended.

7.2.10 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 Westfield Avenue or cause harm to the wider area. Although the scheme would change the appearance of the site and the plot sizes are smaller than those in the local vicinity, it is considered to be acceptable subject to conditions (secure appropriate materials and landscaping), and provides an opportunity for more efficient use of land within the confines of the built up area of the settlement. Accordingly, the proposal is considered to preserve the character and appearance of the area in accordance with the NPPF (paragraph 127), Policies 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) seek 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 proposal is of a similar design, scale and form when compared to the neighbouring properties. The proposed two storey dwellings would be positioned directly to the west of No.142 Westfield Avenue and to the rear of Nos. 163, 165, 167, 169 and 171 Irchester Road.

7.3.3 In terms of the relationship with neighbouring properties, the proposed dwellings would have no significant impact upon the amenity of No.142 Westfield Avenue due to their positioning and orientation to the side of the property. There would be no side windows that would overlook the amenity area of this property. An objection has been received that raised the prospect of noise from the proposed properties, however this is not considered significant due to the conforming residential use and would likely not cause any disturbance over and above the current residential relationships between existing properties.

7.3.4 The relationship with those properties on Irchester Road (Nos. 163, 165, 167, 169 and 171) is considered, to be acceptable. The properties on Irchester Road have substantial large and long gardens extending some 28 metres at an angle to the boundary of the site. The site boundary also has substantial vegetation and trees that add to the current 1.8 metre high close boarded fencing.

- 7.3.5 The proposed dwellings have been designed so as not to give rise to unacceptable levels of overlooking. The plot closest to No.142 Westfield Avenue has two windows at first floor level that look towards the very end of the rear gardens of Irchester Road. The proposed 6 metre deep garden coupled with the existing and proposed boundary treatment would only lead to glimpsed views into the very ends of the long gardens of those on Irchester Road. This is not an uncommon relationship in a built up area such as Rushden. For example, you can stand in most houses in a town or suburban area and look out of a rear bedroom window into parts of a neighbouring garden.
- 7.3.6 It is acknowledged that the westernmost proposed semi-detached dwelling would be close to the boundary of the neighbouring Irchester Road properties (approximately 1.5 metres at the closest point), however, due to the long rear gardens, existing mature vegetation and as the design of the first floor omits a bedroom window (positioning it on the side elevation) it is considered that there would be no direct overlooking towards any of the properties. As with the other proposed dwelling (the eastern-most), partial views of the rear extent of the long gardens of the properties on Irchester Road could be experienced through the existing vegetation, but this is not considered significant enough to warrant refusal on loss of neighbouring residential amenity grounds.
- 7.3.7 Overall, it is considered that due to their orientation and separation distances, there would be no direct impact upon loss of light, direct overlooking or direct overshadowing to a degree that is considered harmful. Accordingly, on balance, it is considered that there would be no significant issues with overlooking or overshadowing into any neighbouring private gardens.
- 7.3.8 There is a good level of boundary treatment proposed for the private garden areas 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.
- 7.3.9 As discussed earlier in the report, the proposal is considered to provide sufficient private amenity space in the form of private garden areas. It is acknowledged that when viewed against the general character and form of the surrounding area the gardens are smaller than those in the vicinity, however it is considered that there is sufficient space for the modest two bedroom dwellings with enough room for people to enjoy modest private outdoor space.
- 7.3.10 The bins for both properties would be kept within their curtilage in a suitable location so to not impact unduly upon neighbouring amenity and allow for waste to be taken to the kerbside of Westfield Avenue for collection.

- 7.3.11 To conclude, the relationship of the proposal 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 can be secured via condition. Accordingly, 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 and Policy EN1 of the Rushden Neighbourhood Plan 2018.

7.4 Highway Safety and Parking

- 7.4.1 The applicant has confirmed that there will be no car parking provided for the proposed dwellings. The applicant has provided a parking beat survey which shows that there is adequate on-road parking within the vicinity of the site to cater for the four vehicles that the site could be expected to generate. The Local Highway Authority has been consulted and confirm that the parking beat survey is sound and agree that there is no need for on-site parking on this occasion.
- 7.4.2 It is unfortunate that car parking is not provided, however the site is relatively small and any parking on the frontage of the site plots would likely be detrimental to highway and pedestrian safety due to the large footpath verge. It would not appear practical or safe to provide parking with such a deep crossover on the corner of a junction (Westfield Avenue and Boundary Avenue).
- 7.4.3 Following the details submitted to demonstrate the availability of on-road parking and the no objection response received from the Local Highway Authority, the proposal is considered to be acceptable in highways safety and parking terms, and is in compliance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

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 as drainage would be dealt with on site as per building regulations. 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 private garden land and hardstanding, is considered to be of low biodiversity potential.
- 7.6.2 As the site lies within 3km of the Nene Valley Gravel Pits Special Protection Area (SPA). An SPA Mitigation payment is required. This fee was paid. As a result, the impact of the proposed development on the Special Protection Area is considered to be acceptable.

- 7.6.3 The proposal would therefore 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 National Space Standards: Policy 30 states 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 dwellings meet the National Space Standards.
- 8.3 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 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. A condition is recommended 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 two new semi-detached two bedroom dwelling houses adjacent to No.142 Westfield Avenue is not considered to, on balance, 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:
- Is of an appropriate scale and size;
 - Would not have a harmful impact upon the character and appearance of the area;
 - Would not have a significantly detrimental impact upon the amenity of neighbours;
 - Would not have a harmful impact upon highways safety and provide sufficient off road parking provision;
 - Would be acceptable in terms of flood risk;
 - Would safeguard existing biodiversity; and
 - 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 that Planning Permission be **GRANTED**, subject to the following 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. Except where stipulated elsewhere by condition, the development hereby permitted shall be carried out strictly in accordance with following plans received by the Local Planning Authority on the following dates:

- 200773-E-001 – Site Location Plan (07.12.2021)
- 200773-P-001 Rev C – Proposed Floor Plans (18.05.2022)
- 200773-P-002 Rev C – Proposed Elevations (18.05.2022)
- 200773-P-003 Rev C – Proposed Site Plan (18.05.2022)
- 200773-P-004 – Proposed Street Scene Elevation (18.05.2022)

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

3. No development above slab level shall take place until sample details of the materials to be used in the construction of the external surfaces of the proposed dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained in the approved manner in perpetuity.

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

4. Notwithstanding the submitted details, 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.

5. No development (excluding demolition works) shall begin until drawings showing the slab levels and finished floor levels of the buildings 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 levels and the ridge heights of all neighbouring properties have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter 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.

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

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

7. 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 Holidays or Public Holidays.

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

8. 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

9. 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 refuse etc. deposited on the road as a result of the development must be removed immediately by the operator/contractor to the satisfaction of the Local Planning Authority.

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)

10. Prior to the first occupation of the residential units 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 Policy 9 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 or Statutory Instrument revoking and re-enacting that Order), planning permission shall be required for the following development or alterations within the identified red line area only as indicated on the Site Location Plan.

- a) The erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks (as detailed in Schedule 2, Part 1 Classes A and E);
- b) The erection of any extensions, porches or alterations to the roof (as detailed in Schedule 2 Part 1 Classes A, B, C and D).

Reason: To ensure that the Local Planning Authority retains control over the future development, in the interests of its visual integrity and impact upon the character and appearance of the countryside.