



DUSTON PARISH COUNCIL

Parish Office
Duston Community Centre
Pendle Road
NORTHAMPTON
NN5 6DT

Tel: 01604 583626
Email: office@duston-pc.gov.uk
Web: www.duston-pc.gov.uk
Twitter: @Duston_PC
Facebook: @DustonPC

PLANNING COMMITTEE

Cllr Mike Ingram (Chair), Cllr Mike Pepper (Vice-Chair), Cllr David Huffadine-Smith,
Cllr Sandie Maitland, Cllr Shaun Pape, Cllr Ken Clarke

15th February 2019

Dear Councillor,

You are hereby summoned to a meeting of Duston Parish Council in Duston Community Centre, Pendle Road, Duston, NN5 6DT on **Thursday 21st February 2019 6:15pm** when the following business will be transacted.

AGENDA

40. To receive apologies for absence

41. To receive and approve the minutes of the meeting held on Thursday 31st January 2019 -(APPENDIX A)

42. To receive declarations of interest under the Council's Code of Conduct related to business on the agenda (Members should disclose any interests in the business to be discussed and are reminded that the disclosure of a Disclosable Pecuniary Interest will require that the member withdraws from the meeting room during the transaction of that item of business).

43. Public participation session (Persons wishing to address Council may register their intention to do so at the above address by telephone or email by 12 noon on the day of the meeting and may speak for a maximum of 3 minutes).

44. Planning Applications

44(a)

N/2019/0005, 621 Harlestone Road, Northampton, NN5 6NU

Removal of existing sun room, out building and double garage in rear garden and construction of new single storey rear extension

44(b)

N/2019/0105, 74 Main Road, Duston, Northampton, Northamptonshire, NN5 6JN

Two storey rear extension and internal alterations to Dental Practice and creation of car park to rear

Justin Gleich

Signed on original

Clerk to Duston Parish Council



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PLANNING COMMITTEE

MINUTES 31st JANUARY 2019

CHAIRMAN OF COMMITTEE: Cllr Ingram, in the Chair

PRESENT: Cllrs Pepper, Maitland, Pape, Maitland, Clarke.

IN ATTENDANCE:

Gary Youens – Deputy Parish Clerk

35. To receive apologies for absence

None

36. To receive and approve the minutes of the meeting held on 13th December 2018 -

It was RESOLVED:

- The minutes of the previous meeting were approved and the Chairman authorised to sign the same (APPENDIX A).

37. To receive declarations of interest under the Council's Code of Conduct related to business on the agenda

None

38. Public participation session

Val Freeman spoke on Item 39(a).

39. Planning applications

39(a)

N/2018/1225, 381 Harlestone Road, NN5 6PD

Change of Use of site to allow for refrigerated trucks, trailers and light good vehicles to be repaired on site.

It was RESOLVED:

Objection.

Duston Parish Council is concerned about the number of complaints from residents regarding the high level of noise coming from trucks and light good vehicles on the site. Local residents say they can hear the noise from their houses and gardens.

We believe this change of use is inappropriate in this residential area. Not only is the high level of noise a serious concern but also the level of air pollution. The commercial units over the other side of the Harlestone Road would, for instance, be more suitable.

Furthermore this site is mentioned in Duston Neighbourhood Plan. Paragraph 3.23 states,

"The Strategic Housing Land Availability Assessment (SHLAA) carried out for the Core Strategy listed three other sites in Duston which could (potentially) be developed, these are:

- Car Garage Workshops, Harlestone Road (up to 30 units).
- Duston Oil Works, Port Road (up to 30 units)
- Ryland Garage, Harlestone Road (up to 54 units)"

Residential development would be much more appropriate on this site."

39(b)

N/2019/0008, 37 Kerrfield Estate, NN5 6JY

It was RESOLVED:

- Duston Parish Council has no objection or comment on this application.

39(c)

N/2018/1604, Land to the rear of 268 Main Road, Duston, Northampton
Variation of Condition 2 of Planning Permission N/2016/1584 (Proposed new dwelling on land to rear of 268 Main Road including detached garage) to change design and internal layout of bungalow together with solar panels on roof

It was RESOLVED:

Comment.

Duston Parish Council asks the following of our Neighbourhood Plan to be taken into consideration.

"H4 Smaller infill sites – general criteria (objective 2) Page 31

Development will be supported on sites of up to 5 dwellings on previously developed land and large gardens, subject to the following criteria:

Development will be supported on sites of up to 5 dwellings on previously developed land and large gardens, subject to the following criteria:

i - In respect to backland and tandem development in gardens of existing properties, the need to avoid adverse impact on the amenity of neighbouring properties through; loss of privacy, daylight, visual intrusion by a building or structure, car parking, removal of mature vegetation or landscaping and additional traffic resulting from the development.

ii - Windfall, back land or tandem development must have direct highway access.

iii - It must have due regard to the need to preserve or enhance the Conservation Area.

iv - The requirements for development in local character areas (Policy BE1) are met.

v - The provision of natural landscaping, including native trees, hedgerows, wetland areas and the retention or incorporation of habitats for small mammals, birds and insects."

39(d)

N/2019/0046, Land to Rear Of, 7A Millway, Northampton
Full Planning Application for the erection of a dwelling including detached double garage and access from Millway

It was RESOLVED:

Objection.

The proposed new dwelling is not in keeping with the character of the local area. To keep within the historic character of this particular area the design of the dwelling must be changed. It is in close proximity to the Duston Conservation Area.

Duston Parish Council also has a concern on the traffic impact on Millway which is a narrow road. Consultation with Highways should take place.

39(e)

N/2019/0069, 220 Main Road, Duston, Northampton, NN5 6PP
Single Storey Side and Rear Extension

It was RESOLVED:

Duston Parish Council has no objection or comment on this application.

N/2019/0005

**621 Harlestone Road,
Northampton, NN5 6NU**

**Removal of existing sun room,
out building and double garage in
rear garden and construction of
new single storey rear extension**

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	621
Suffix	
Property name	
Address line 1	Harlestone Road
Address line 2	
Address line 3	
Town/city	Northampton
Postcode	NN5 6NU

Description of site location must be completed if postcode is not known:

Easting (x)	471435
Northing (y)	263018

Description

2. Applicant Details

Title	Mr
First name	Greg
Surname	Timms
Company name	
Address line 1	621 Harlestone road
Address line 2	
Address line 3	
Town/city	Northampton
Country	

2. Applicant Details

Postcode	NN5 6NU
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Removal of existing sun room, out building and double garage in rear garden

build new single storey rear extension off the back of the existing house, the extension is to be constructed from concrete block and have a rendered / wood clad finish, it will be 9.8m wide by 5m deep with a flat roof spanning 5.4m from back of existing house.

3 No. 1.2 x 2m flat roof lights
6.5m 4 pane glass sliding doors to rear elevation
1m x 1m window to side access elevation

Has the work already been started without consent?

Yes No

5. Materials

Does the proposed development require any materials to be used in the build?

Yes No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	existing walls to rear of property are all Brick
Description of proposed materials and finishes:	block wall construction to all elevations of proposed extension apart from side to neighbouring property (619 Harlestone road) this will be constructed from block internal and existing brick external. rear elevation the the extension will be finished in a timber clad finish all other elevations will be finished in white render

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	225 x 47mm x 5.4m timber joists 18mm OSB 3 board vapour barrier layer 120mm PIR insulation IKO Pro torch felt system

Windows	
Description of existing materials and finishes (optional):	

5. Materials

Windows

Description of proposed materials and finishes:

6.5m Aluminium framed sliding glass windows to rear elevation, 1m x 1m aluminium framed side opening window to side elevation

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

Yes No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

there are 3 large trees in neighbouring gardens that are in falling distance to the proposed extension please see attached drawing (Trees) for there location

there is also a small conifer in the garden of the extension which would be in falling distance

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes No

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liable Planning Application Additional Information Requirement form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information. **Please read the associated Guidance Notes before you complete the form. Notes on the questions are provided at https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf**

Please complete the form using block capitals and black ink and send to the Charging Authority (or Collecting Authority if this differs from the Charging Authority).

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'. Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority with the declaration section. Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

1. Application Details

Applicant or Agent Name:

Greg Timms

Planning Portal Reference (if applicable): PP-07450732

Local authority planning application number (if allocated):

Site Address:

621 Harlestone Road
Northampton
NN5 6NU

Description of development:

Does the application relate to minor material changes to an existing planning permission (is it a Section 73 application)?

Yes

Please enter the application number:

No

If yes, please go to **Question 3**. If no, please continue to **Question 2**.

2. Liability for CIL

Does your development include:

a) New build floorspace (including extensions and replacement) of 100 sq ms or above?

Yes No

b) Proposals for one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional floorspace)?

Yes No

c) None of the above

Yes No

If you answered yes to either a), or b) please go to **Question 4**.

If you answered yes to c), please go to **8. Declaration** at the end of the form.

3. Applications for Minor Material Changes to an Existing Planning Permission

a) Does this application involve a change in the amount or use of new build floorspace, where the total floorspace, including that previously granted planning permission, is over 100 sq m?

Yes No

b) Does this application involve a change in the amount of floorspace where one or more new dwellings (including residential annexes) are proposed, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional floorspace)?

Yes No

If you answered yes to either a), or b) please go to **Question 4**.

If you answered no to both a) and b), please go to **8. Declaration** at the end of the form.

4. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes No

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes No

If you answered yes to a) or b), please note that you will need to complete and have agreed CIL Form 2 - 'Claiming Exemption or Relief', and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority must receive prior to the commencement of your development, in order to benefit from relief from the levy. You will also need to complete CIL Form 2 if you think you are eligible for discretionary charitable relief, or exceptional circumstances relief, if this is available in your area. Please check the Charging Authority's website for details. CIL Form 2 is available from www.planningportal.co.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes No

If you have answered yes to c) please also complete a CIL Form 7 - 'Self Build Exemption Claim Form: Part 1' available from www.planningportal.co.uk/cil . Please note you will need to complete and have agreed CIL Form 7, and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority must receive prior to the commencement of your development, in order to benefit from relief from the levy.

d) Do you wish to claim a self build exemption for a residential annex or extension?

Yes No

If you have answered yes to d) please also complete either CIL Form 8 - 'Self Build Residential Annex Exemption Claim Form' or CIL Form 9 - 'Self Build Extension Exemption Claim Form' available from www.planningportal.co.uk/cil . Please note you will need to have completed and agreed either CIL Form 8 or 9, as appropriate, and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority, if in respect of a residential annex, must receive prior to the commencement of your development, in order to benefit from relief from the levy

5. Reserved Matters Applications

Does this application relate to details or reserved matters pursuant to an application that was granted planning permission prior to the introduction of the CIL charge in the relevant local authority area?

Yes Please enter the application number:

No

If you answered yes, please go to **8. Declaration** at the end of the form.
 If you answered no, please continue to complete the form.

6. Proposed New Floorspace

a) Does your application involve new **residential floorspace** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

N.B. conversion of a single dwelling house into two or more separate dwellings (without extending them) is NOT liable for CIL. If this is the sole purpose of your development proposal, answer 'no' to Question 2b and go straight to the declaration at Question 8.

Yes No

If yes, please complete the table in section 6c) below, providing the requested information, including the floorspace relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does your application involve new **non-residential floorspace**?

Yes No

If yes, please complete the table in section 6c) below, using the information provided for Question 18 on your planning application form.

c) Proposed floorspace:

Development type	(i) Existing gross internal floorspace (square metres)	(ii) Gross internal floorspace to be lost by change of use or demolition (square metres)	(iii) Total gross internal floorspace proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal floorspace following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential floorspace	47m2		45m2	
Total non-residential floorspace				
Total floorspace				

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal floorspace that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in question 7c).

7. Existing Buildings continued

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sq ms) to be retained.	Proposed use of retained floorspace.	Gross internal area (sq ms) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>
2					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>
Total floorspace							

c) Does your proposal include the retention, demolition or partial demolition of any whole buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period? If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sq ms) to be retained	Proposed use of retained floorspace	Gross internal area (sq ms) to be demolished
1	coal shed	0		2.5m2
2	Garage	0		23m2
3				
4				
Total floorspace into which people do not normally go, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If your development involves the conversion of an existing building, will you be creating a new mezzanine floor within the existing building? Yes No

e) If Yes, how much of the gross internal floorspace proposed will be created by the mezzanine floor (sq ms)?

Use	Mezzanine floorspace (sq ms)

8. Declaration

I/we confirm that the details given are correct.

Name:

Greg Timms

Date (DD/MM/YYYY). Date cannot be pre-application:

01\01/19

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

App. No:

PLANNING CONSULTATION LIST

Application Reference	N/2019/0005	
Location	621 Harlestone Road, Northampton, NN5 6NU	
Proposal	Removal of existing sun room, out building and double garage in rear garden and construction of new single storey rear extension	

CONSULTEES

Name	Type	Sent Date	Expiry Date
Duston Parish Council	Consultation	04/02/2019	25/02/2019
Cllr John Caswell	Consultation	04/02/2019	25/02/2019
Cllr Matthew Golby	Consultation	04/02/2019	25/02/2019
Duston Parish Council - Neighbourhood Forum	Consultation	04/02/2019	25/02/2019

Overall Consults Expiry Date: 25 February 2019

Overall Re-Consults Expiry Date:

NEIGHBOURS

Address	Sent Date	Expiry Date	Re-consult Sent Date	Re-consult Expiry Date
34 Knighton Close Northampton NN5 6NE	04/02/2019	25/02/2019		
35 Knighton Close Northampton NN5 6NE	04/02/2019	25/02/2019		
36 Knighton Close Northampton NN5 6NE	04/02/2019	25/02/2019		
37 Knighton Close Northampton NN5 6NE	04/02/2019	25/02/2019		

38 Knighton Close Northampton NN5 6NE	04/02/2019	25/02/2019		
39 Knighton Close Northampton NN5 6NE	04/02/2019	25/02/2019		
40 Knighton Close Northampton NN5 6NE	04/02/2019	25/02/2019		
619 Harlestone Road Northampton NN5 6NU	04/02/2019	25/02/2019		

Overall Neighbour Expiry Date: 25 February 2019

Overall Neigh Re-consults Expiry Date:

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Notes

1. This drawing is a preliminary design and is not intended to be used for construction without the prior written permission of the architect.

2. The client is responsible for obtaining all necessary planning and building regulations approval for this project.

3. The client is responsible for obtaining all necessary planning and building regulations approval for this project.

4. The client is responsible for obtaining all necessary planning and building regulations approval for this project.

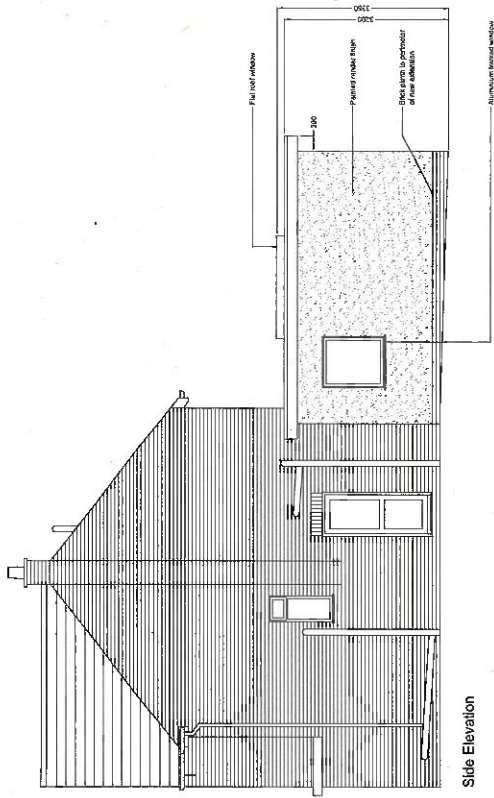
5. The client is responsible for obtaining all necessary planning and building regulations approval for this project.

Scale

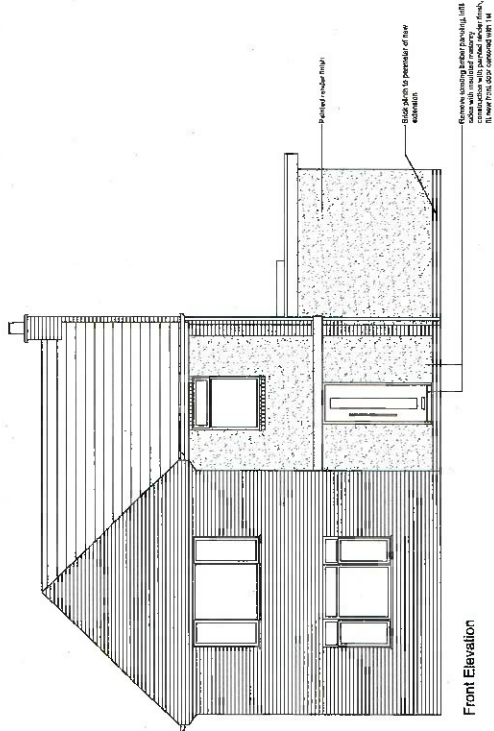
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SCALE IN METERS

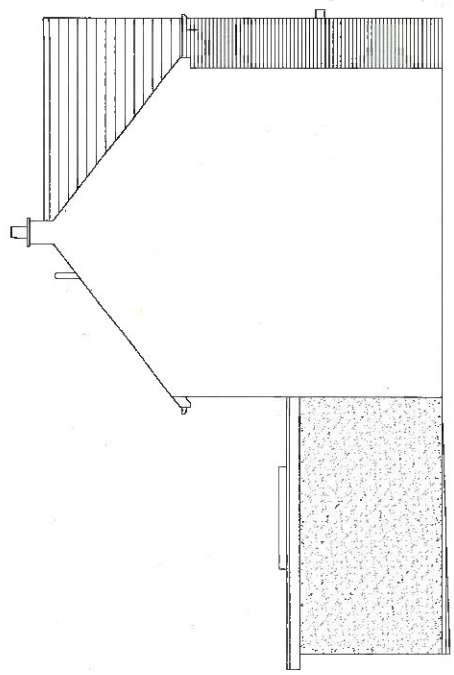
1:50



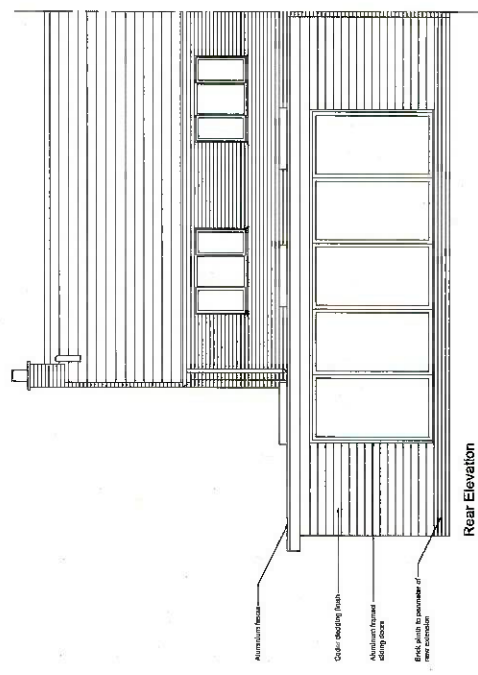
Side Elevation



Front Elevation



Side Section / Elevation



Rear Elevation



markitout
ARCHITECTURAL CONSULTANCY

Unit 25
The Business Centre
Farnham Road
Liphard Wood
Milton Keynes
MK14 6GD
Tel: 01908 508707
Email: enquiries@markitout.com
www.markitout.com

Client: Mr Timms

Address: 621 Harlestone Road
Northampton
NN5 6NU

Proposed Elevations
As Proposed

Scale: 1:50 @ A1
Date: Jan. 2019

Project No: MIC-424
Drawing No: PL-002

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Notes:

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Scale: 1:50 @ A1

Project: MB

Date: Jan. 2019

Drawn by: MIC-424

Project No: EX-001

621 Harlestone Road
Northampton
NN6 8NU

Mr Timms

621 Harlestone Road
Northampton
NN6 8NU

Ground Floor Plan & Elevations
As Existing

Planning

Scale: 1:50 @ A1

Project: MB

Date: Jan. 2019

Drawn by: MIC-424

Project No: EX-001

Scale: 1:50 @ A1

Project: MB

Date: Jan. 2019

Drawn by: MIC-424

Project No: EX-001

Scale: 1:50 @ A1

Project: MB

Date: Jan. 2019

Drawn by: MIC-424

Project No: EX-001

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Project: MB

Date: Jan. 2019

Drawn by: MIC-424

Project No: EX-001

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Drawn by: MIC-424

Project No: EX-001

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Project: MB

Date: Jan. 2019

Drawn by: MIC-424

Project No: EX-001

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Drawn by: MIC-424

Project No: EX-001

Scale: 1:50 @ A1

Project: MB

Date: Jan. 2019

Drawn by: MIC-424

Project No: EX-001

Scale: 1:50 @ A1

Project: MB

Date: Jan. 2019

Drawn by: MIC-424

Project No: EX-001

Scale: 1:50 @ A1

Project: MB

Date: Jan. 2019

Drawn by: MIC-424

Project No: EX-001

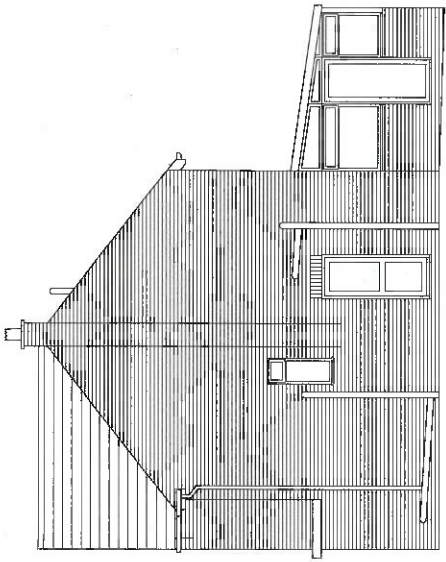
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Project: MB

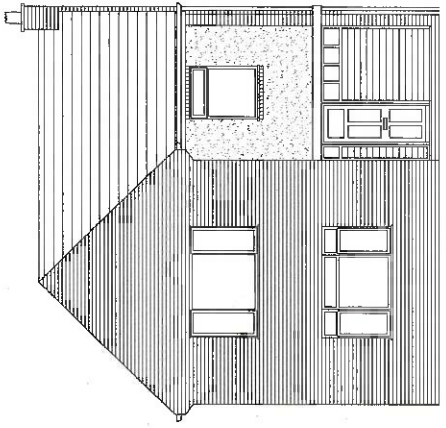
Date: Jan. 2019

Drawn by: MIC-424

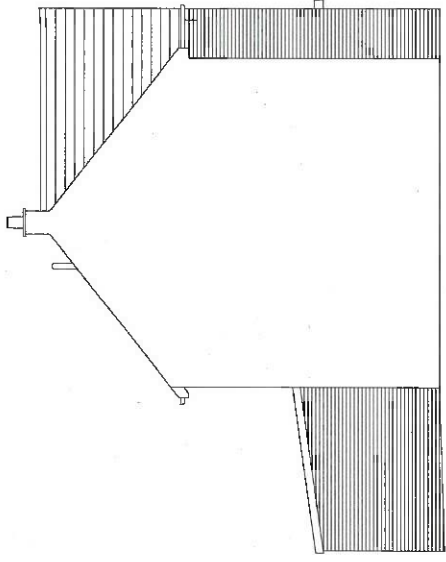
Project No: EX-001



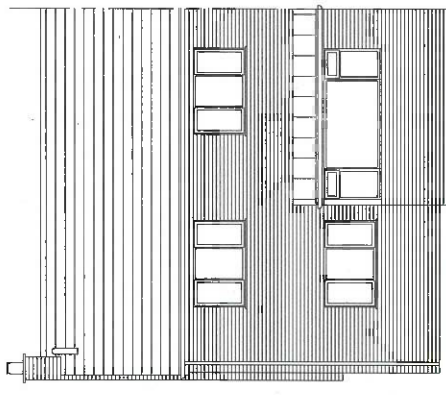
Side Elevation



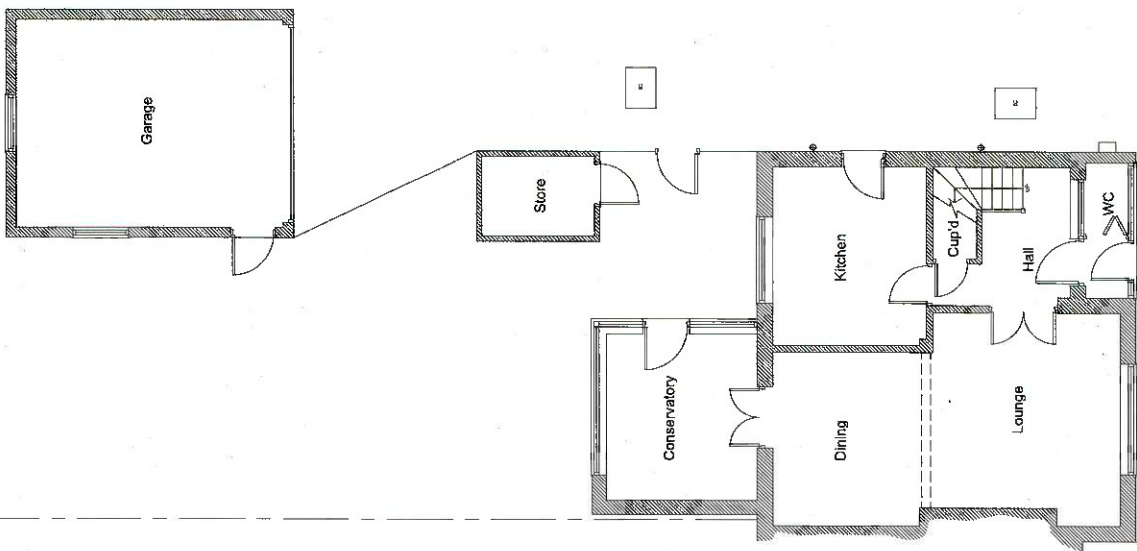
Front Elevation



Side Section / Elevation



Rear Elevation



Ground Floor Plan

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Notes

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Rev	Date	Description	By



Plot 20
 621 Hearlestone Road
 Northampton
 NN5 6NU

Client
 Mr Timms

Project
 Ground Floor Plan
 As Proposed

Scale
 1:50

Date
 11 Jan 2019

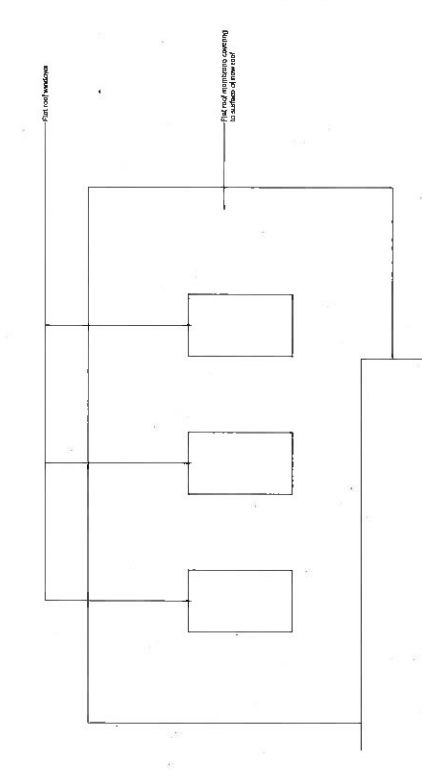
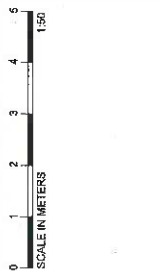
Drawn by
 MB

Checked by
 MB

Project No.
 MTC-424

Drawing No.
 PL-001

Revision



Plot not previously covered
 (shown in blue on map)

621 Harlestone Road



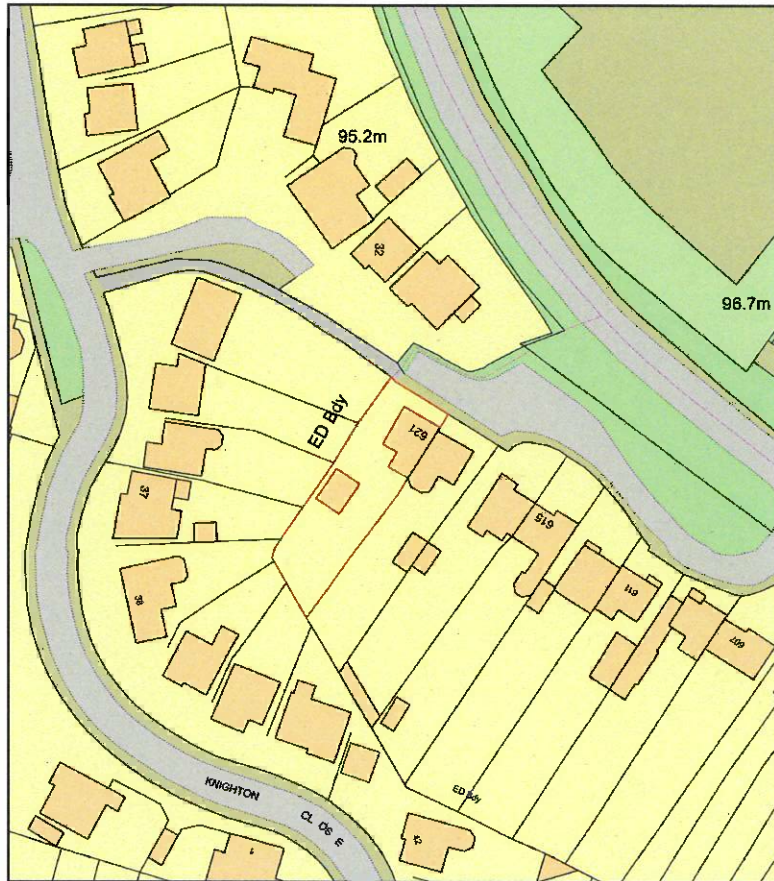
Plan Produced for: **Greg Timms**

Date Produced: 14 Nov 2018

Plan Number/Project ID: TQRQM18318200528069

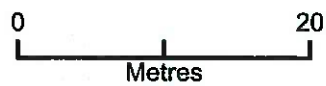
Scale: 1:1250 @ A4

621



Plan Produced for: Greg Timms
Date Produced: 25 Jan 2019
Plan Number/Project ID: TQRQM19025140647979
Scale: 1:1250 @ A4

621 Harlestone road proposed extension NOT TO SCALE



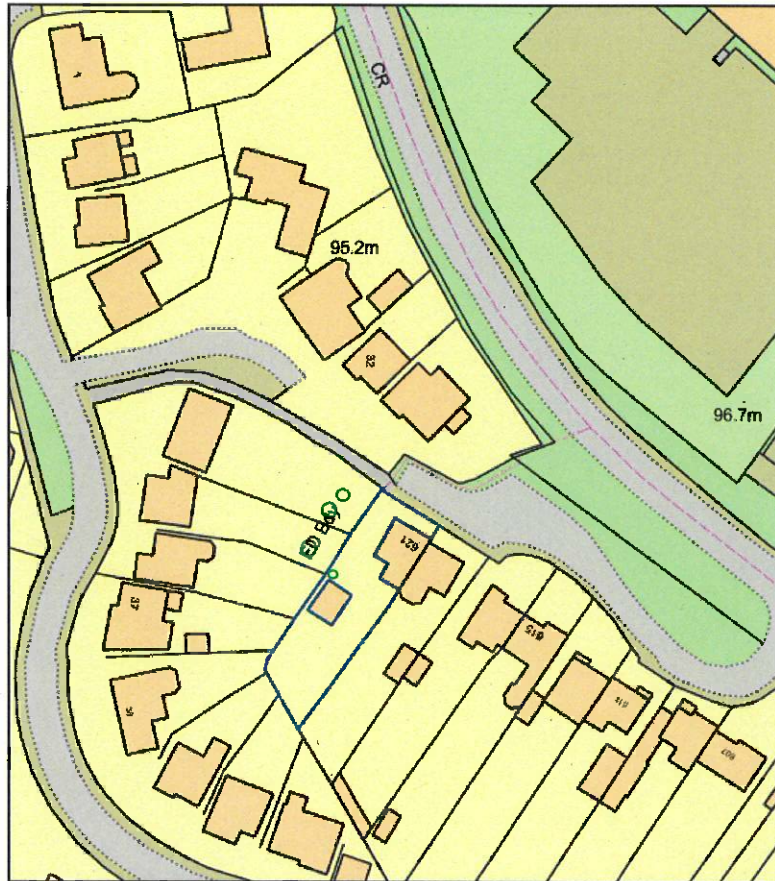
Plan Produced for: Greg Timms

Date Produced: 14 Nov 2018

Plan Number/Project ID: TQRQM18318210914852

Scale: 1:500 @ A4

621 Harlestone Road



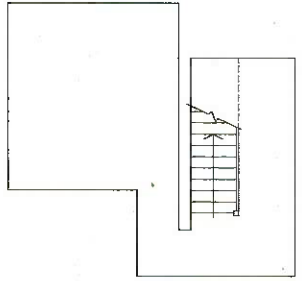
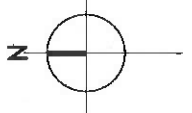
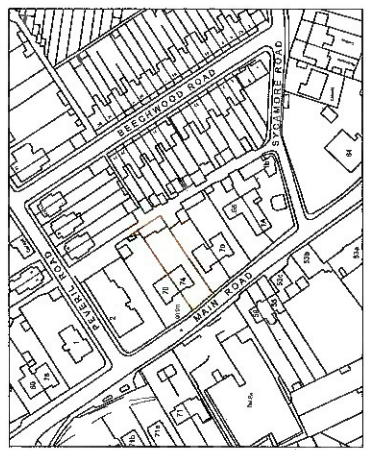
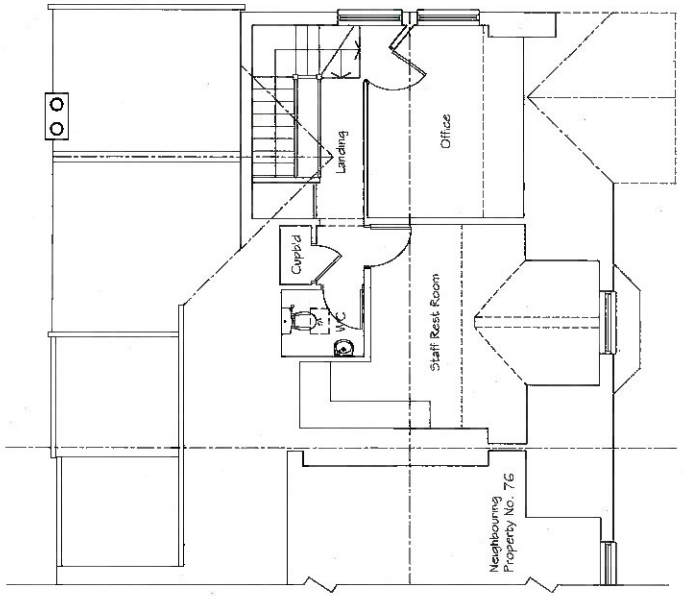
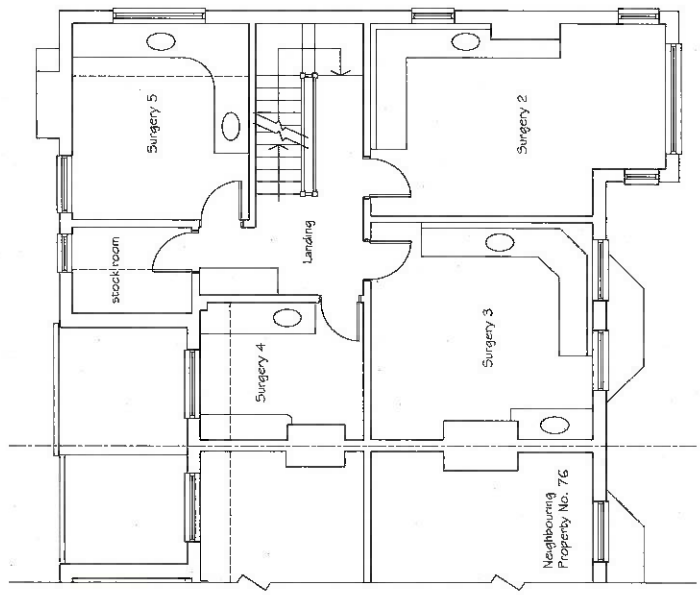
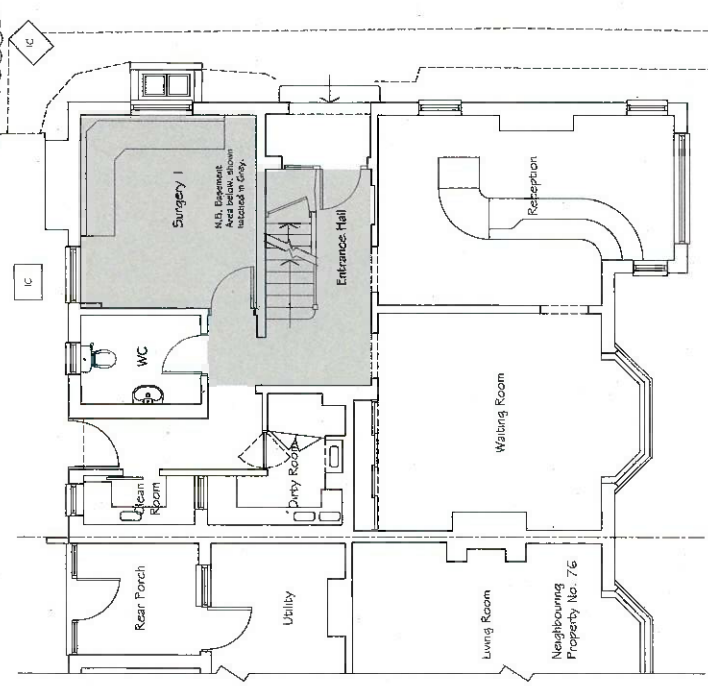
Plan Produced for: Greg Timms
Date Produced: 14 Nov 2018
Plan Number/Project ID: TQRQM18318201848390
Scale: 1:1250 @ A4

N/2019/0105

**74 Main Road, Duston,
Northampton,
Northamptonshire, NN5 6JN**

**Two storey rear extension and
internal alterations to Dental
Practice and creation of car park
to rear**

ALL THESE CLASSES OF MATERIALS TO BE USED FOR FINISHES AND FIXTURES SHALL BE APPROVED BY THE ARCHITECT BEFORE ORDERING. THE ARCHITECT'S APPROVAL DOES NOT IMPLY ANY GUARANTEE OF THE QUALITY OF THE MATERIALS OR THE WORKMANSHIP OF THE WORK. THE ARCHITECT'S APPROVAL IS LIMITED TO THE MATERIALS AND WORKMANSHIP SPECIFIED IN THESE SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE QUALITY OF THE MATERIALS OR THE WORKMANSHIP OF THE WORK IF THE ARCHITECT IS NOT ADVISED IN WRITING OF ANY SUBSTITUTIONS OR OMISSIONS OF MATERIALS OR WORKMANSHIP BEFORE THE COMMENCEMENT OF WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE QUALITY OF THE MATERIALS OR THE WORKMANSHIP OF THE WORK IF THE ARCHITECT IS NOT ADVISED IN WRITING OF ANY SUBSTITUTIONS OR OMISSIONS OF MATERIALS OR WORKMANSHIP BEFORE THE COMMENCEMENT OF WORK.



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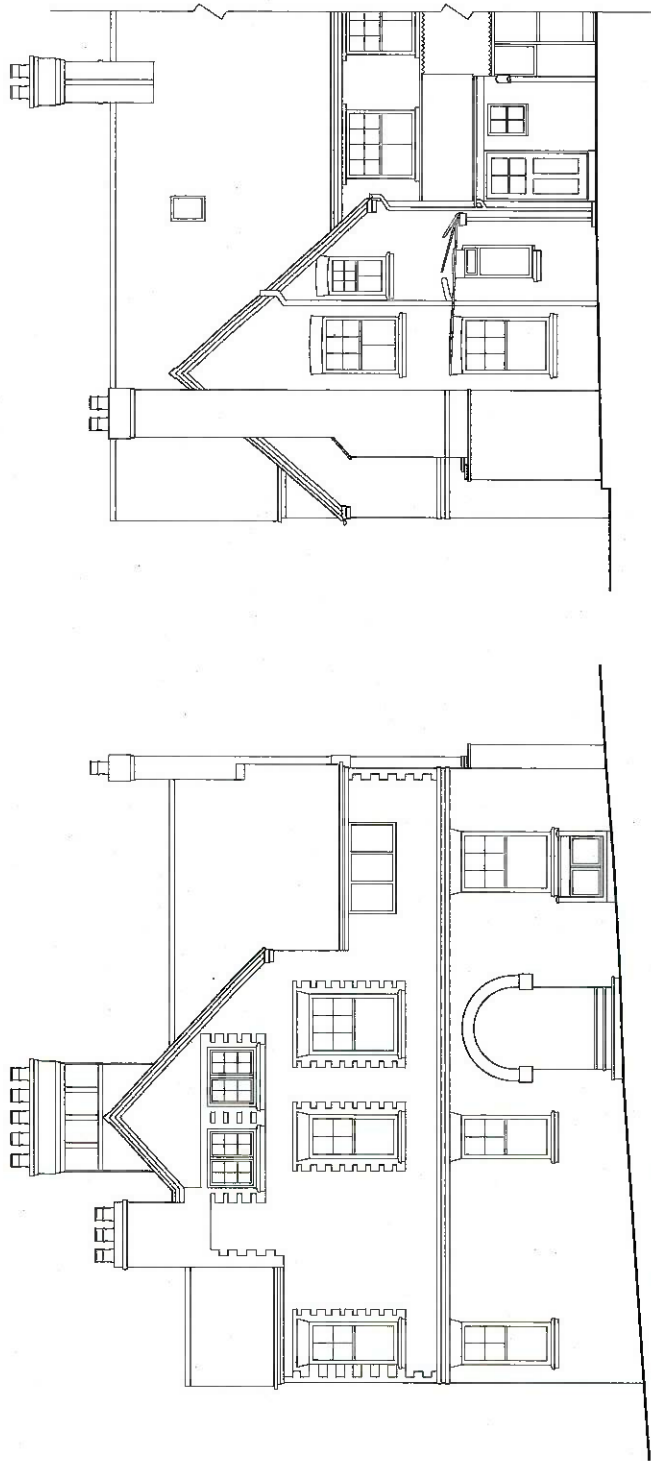
ALTERATIONS & EXTENSION TO -
74 MAIN ROAD
DUSTON
NORTHAMPTON

For: Duston Dental Practice
Drawn By: PLANS AS EXISTING
Date: January 2019
Scale: 1:100 & 1:150 @ A1
Drawing No: 1350-18/10

PROJECT RESPONSE DATE DRAWN

ARCHITECT: ARCTECK DESIGNS / LIMITED - DUSTON, NORTHAMPTON
Tel: 01604 511111
Fax: 01604 511112
Email: info@arcteckdesigns.co.uk
Website: www.arcteckdesigns.co.uk

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SIDE ELEVATION as Existing 1:50



REAR ELEVATION as Existing 1:50

REV: 01
 PROJECT: 1350-18/11



ALTERATIONS & EXTENSION TO -
 74 MAIN ROAD
 DUSTON
 NORTHAMPTON

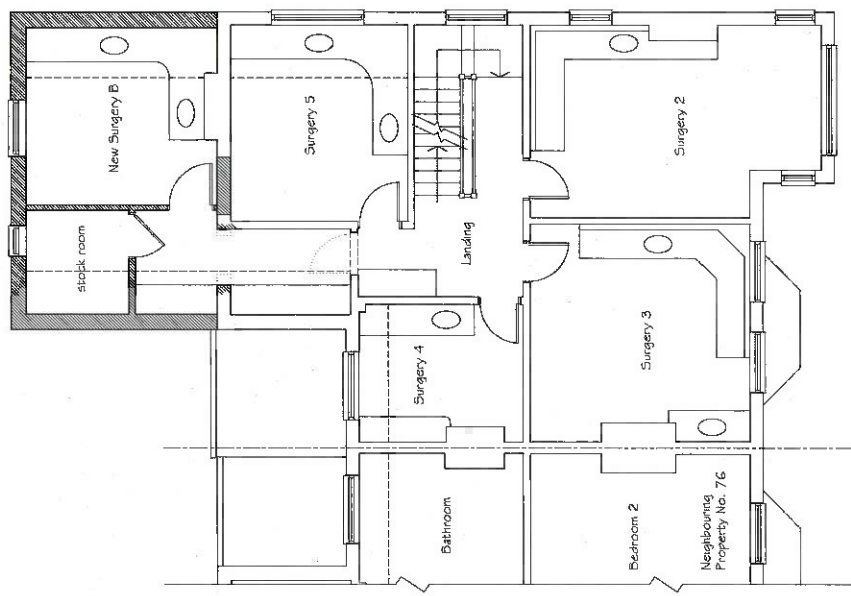
For: Duston Dental Practice
 ELEVATIONS
 AS EXISTING

Drawn By: [Name]
 Date: January 2019
 Scale: 1:50 @ A1
 Ref: dis02

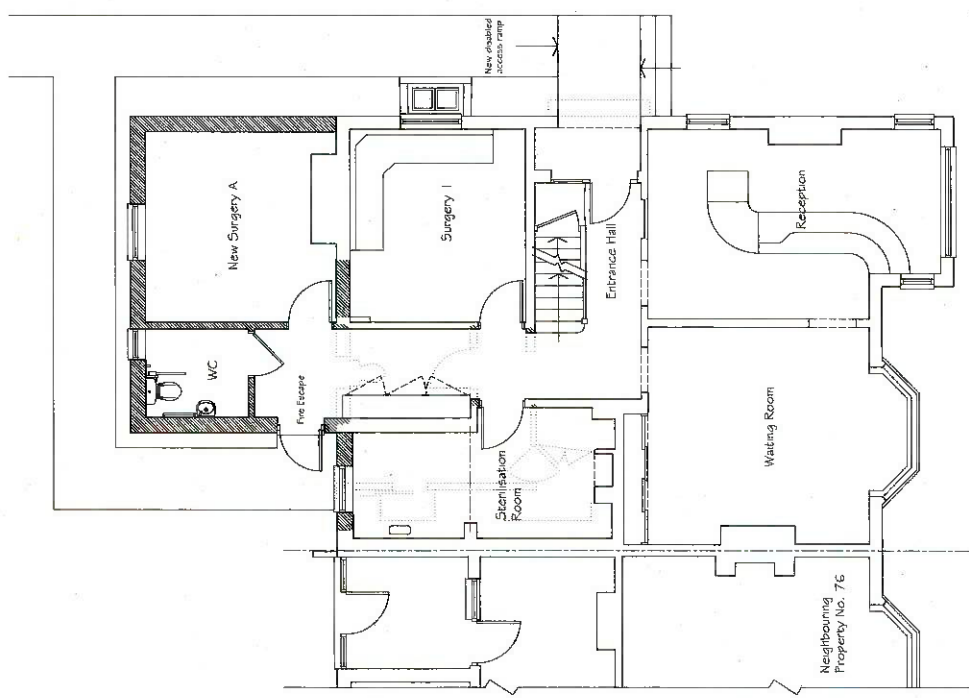
1350-18/11

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 74 MAIN ROAD, DUSTON, NORTHAMPTON, NN16 9JL
 Telephone: 01204 897500 - Mobile: 07813 753505
 Email: enquiries@arcteckdesigns.com

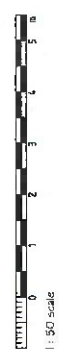
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 AND APPROVALS FROM THE LOCAL AUTHORITY AND ALL NEIGHBOURING PROPERTIES
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 TO THE SATISFACTION OF THE LOCAL AUTHORITY AND ALL NEIGHBOURING PROPERTIES
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FIRST FLOOR PLAN 1:50



GROUND FLOOR PLAN 1:50



NO.	REVISIONS	DATE	DRAWN



ALTERATIONS & EXTENSION to -
 74 MAIN ROAD
 DUSTON
 NORTHAMPTON

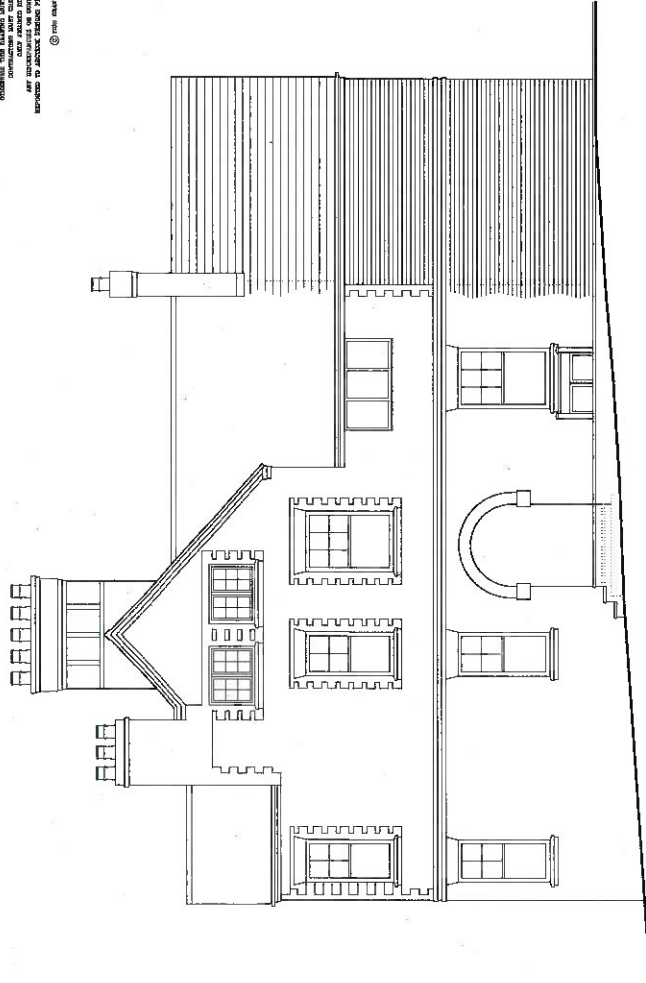
For: **Duston Dental Practice**
 Ground & First Floor Plans
 AS PROPOSED

Issue No: 1
 Date: January 2019
 Scale: 1:100 & 1:50 @ A1
 Drawing No: **1350-18/12**

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 THE ARCHITECTS - NORTHAMPTON
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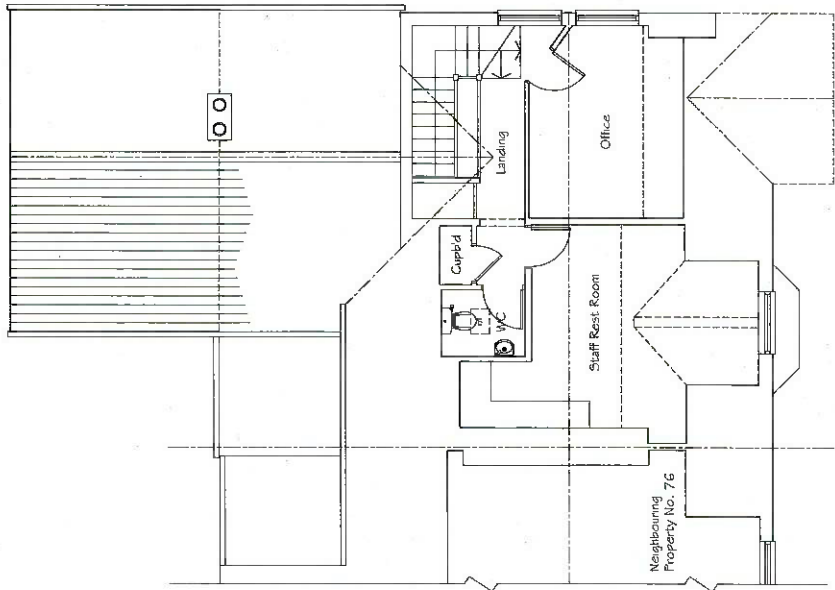
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SIDE ELEVATION as Proposed 1:50



REAR ELEVATION as Proposed 1:50



SECOND FLOOR PLAN 1:50



REV: 1:50 SCALE DATE: 10/19/2019



ALTERATIONS & EXTENSION to -

7-4 MAIN ROAD
 DUSTON
 NORTHAMPTON

For: Duston Dental Practice

Second Floor Plan &
 Elevations as Proposed

Date: January 2019

Scale: 1:50 @ A1

Project No: 1350-18/13

Author: K. BODLE
 Designer: K. BODLE
 Checker: K. BODLE
 Date: 10/19/2019

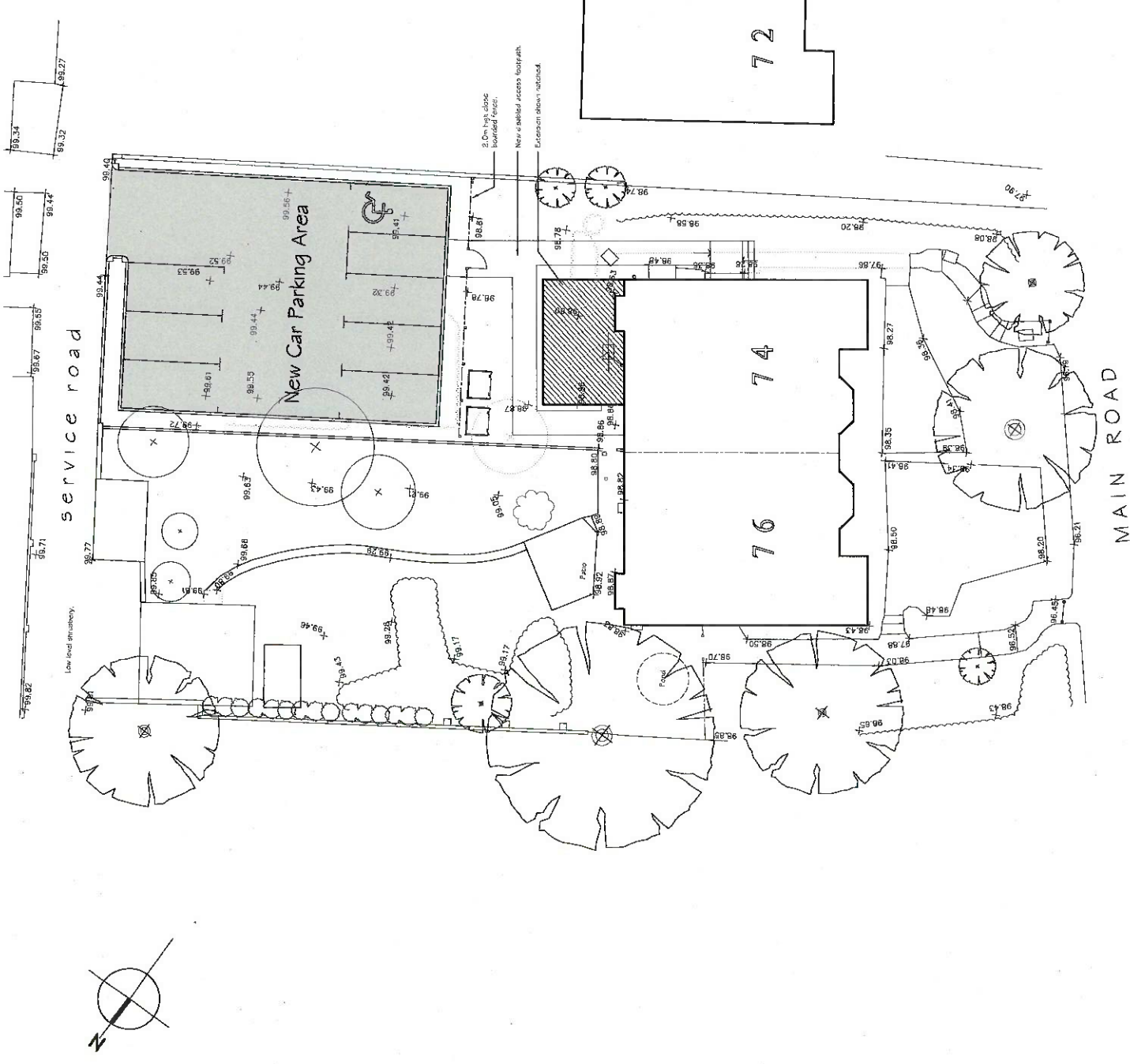
1350-18/13

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ALTERATIONS TO No. 74
 CHANGE OF USE TO No. 76
 MAIN ROAD
 DUSTON
 NORTHAMPTON

Project Name: DUSTON Dental Practice
 Proposed: PROPOSED BLOCK PLAN

Date: September 2016
 Scale: 1:100 @ A1
 Drawing No: 1350-18/14

ARCTECK DESIGNS / LIMITED - DESIGN & CONSTRUCTION
 Telephone: 01604 876160 - Mobile: 07810 763008
 Email: enquiries@arcteckdesigns.com

Topographical Survey Legend

B3	Bearing
B4	Boundary
B5	Born in the field
B6	Born in the field
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B99	Born in the field
B100	Born in the field

NOTES

All Levels Related To OS (Newlyn). Derived By Multiple Network RTK GPS Observations Using COSMOS.

The Survey Grid Shown On This Drawing Is Positional On Ordnance Datum (1936) National Grid. Derived By Multiple Network RTK GPS Observations Using COSMOS.

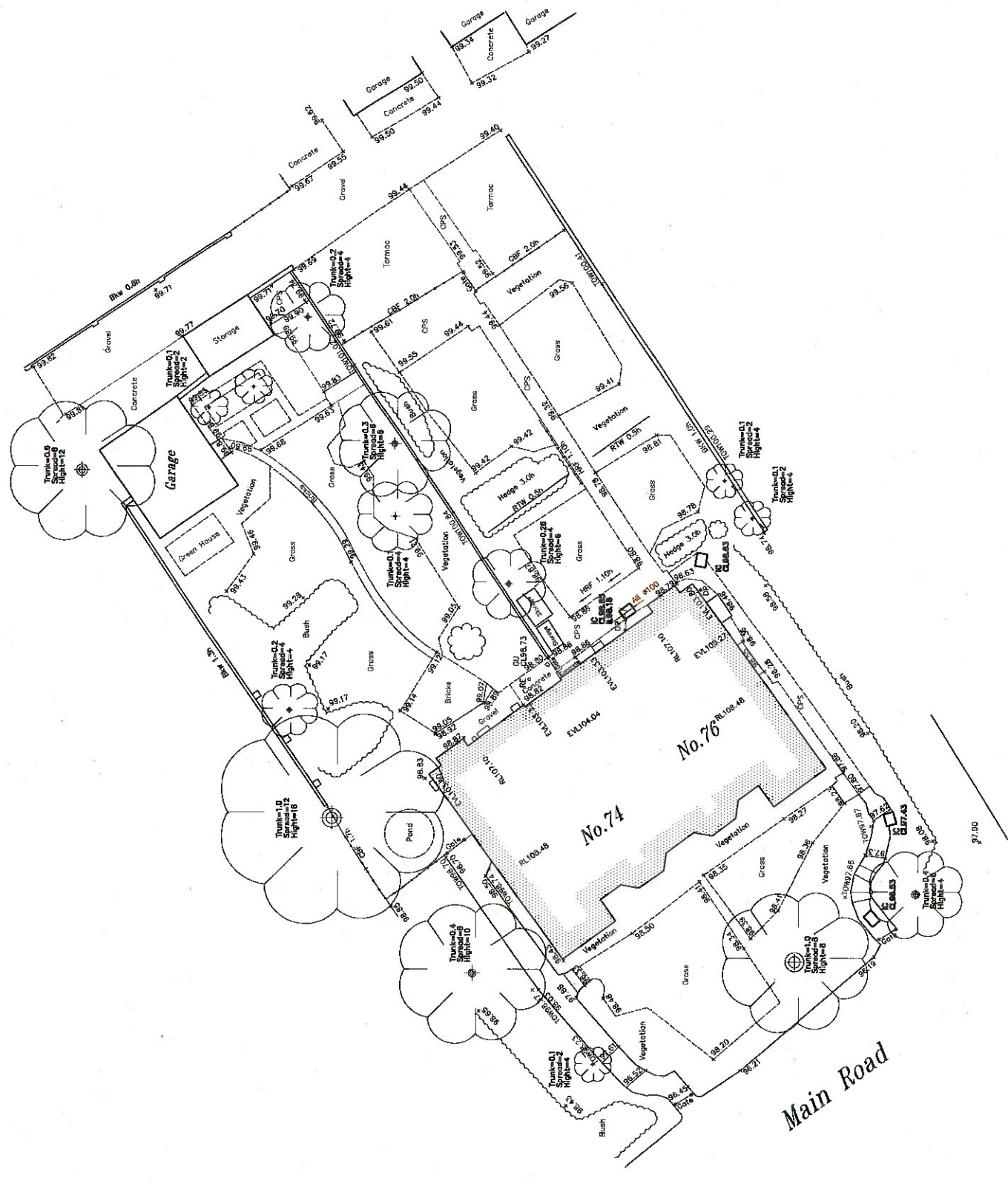
Revision	Date	By	Checked
Client	Aireck Designs		
	Thornfields		
	90 Billing Road		
	Braitfield on the Green		
Project	74-76 Main Road		
	Duston		
	Northampton		
	NN5 6JN		
Draw Title	Topographical Survey		
Date	15.08.18	Scale	1:100@A1
Surveyor	RM	Prog. No.	
Ref No.	3015	Ref No.	3015.01



David Cosby
 Surveyors & Environmental Consultants
 15th Floor
 200 Market Street
 Portsmouth PO1 1SU
 Tel: 01252 815054
 email: david@cosby.co.uk
 www.cosby.co.uk



RICS
 Registered Surveyors & Environmental Consultants



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**Application for Planning Permission.
Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	74
Suffix	
Property name	
Address line 1	Main Road
Address line 2	Duston
Address line 3	
Town/city	Northampton
Postcode	NN5 6JN

Description of site location must be completed if postcode is not known:

Easting (x)	471990
Northing (y)	261252
Description	

2. Applicant Details

Title	Mr
First name	A
Surname	Lamb
Company name	Duston Dental Practice
Address line 1	74, Main Road
Address line 2	Duston
Address line 3	
Town/city	Northampton
Country	

2. Applicant Details

Postcode	NN5 6JN
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	Mr
First name	Kevin
Surname	Kiddle
Company name	Arcteck Designs
Address line 1	Thorneyfields
Address line 2	90 Billing Road
Address line 3	Brafield on the Green
Town/city	Northampton
Country	United Kingdom
Postcode	NN7 1BL
Primary number	01604697060
Secondary number	
Fax number	
Email	arcteckdesigns@btconnect.com

4. Site Area

What is the measurement of the site area? (numeric characters only).	0.06
Unit	hectares

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

2 Storey Rear Extension & Internal Alterations to the Dental Practice.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

Dental Practice

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. Materials

Does the proposed development require any materials to be used in the build?

Yes No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):

Facing Brickwork

Description of proposed materials and finishes:

Facing Brickwork to match existing

Roof

Description of existing materials and finishes (optional):

Clay Plain tiles

Description of proposed materials and finishes:

Plain tiles to match existing

Windows

Description of existing materials and finishes (optional):

Timber sash windows

Description of proposed materials and finishes:

Timber Sash & French windows to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

3015.01 - Topographical Survey
1350-18 / 10 - Plans as Existing
1350-18 / 11 - Elevations as Existing
1350-18 / 12 - Ground & First Floor Plans as Proposed
1350-18 / 13 - Second Floor Plan & Elevations as Proposed
1350-18 / 14 - Proposed Block Plan

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

9. Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	4	7	3
Disability spaces	1	1	0

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

12. Biodiversity and Geological Conservation

c) Features of geological conservation importance:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

There is adequate room for bin storage within the rear remaining garden area- refer to the proposed block plan

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

There is adequate room for bin storage within the rear remaining garden area - refer to the proposed block plan

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes
- No

If you have answered Yes to the question above please add details in the following table:

17. All Types of Development: Non-Residential Floorspace

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
D1 - Non-residential institutions	206	0	40	40
Total	206	0	40	40

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Will the proposed development require the employment of any staff?

Yes No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	8	7	
Proposed employees	10	8	

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
- The applicant
- Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mrs
First name	Kanchan
Surname	Sharma
Reference	PA/2018/0162

Date (Must be pre-application submission)

02/07/2018

Details of the pre-application advice received

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
- The agent

Title	Mr
First name	Kevin
Surname	Kiddle
Declaration date (DD/MM/YYYY)	29/01/2019

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

29/01/2019

Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liable Planning Application Additional Information Requirement form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information. Please read the associated Guidance Notes before you complete the form. Notes on the questions are provided at https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf

Please complete the form using block capitals and black ink and send to the Charging Authority (or Collecting Authority if this differs from the Charging Authority).

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

1. Application Details

Applicant or Agent Name:

Duston Dental Practice

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

Site Address:

74-76 Main Road
Duston
Northampton

Description of development:

Change of use from Dwelling to Dental Practice

Does the application relate to minor material changes to an existing planning permission (is it a Section 73 application)?

Yes

Please enter the application number:

No

If yes, please go to **Question 3**. If no, please continue to **Question 2**.

2. Liability for CIL

Does your development include:

a) New build floorspace (including extensions and replacement) of 100 sq ms or above?

Yes No

b) Proposals for one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional floorspace)?

Yes No

c) None of the above

Yes No

If you answered yes to either a), or b) please go to **Question 4**.

If you answered yes to c), please go to **8. Declaration** at the end of the form.

3. Applications for Minor Material Changes to an Existing Planning Permission

a) Does this application involve a change in the amount or use of new build floorspace, where the total floorspace, including that previously granted planning permission, is over 100 sq m?

Yes No

b) Does this application involve a change in the amount of floorspace where one or more new dwellings (including residential annexes) are proposed, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional floorspace)?

Yes No

If you answered yes to either a), or b) please go to **Question 4**.

If you answered no to both a) and b), please go to **8. Declaration** at the end of the form.

4. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes No

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes No

If you answered yes to a) or b), please note that you will need to complete and have agreed CIL Form 2 - 'Claiming Exemption or Relief', and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority must receive prior to the commencement of your development, in order to benefit from relief from the levy. You will also need to complete CIL Form 2 if you think you are eligible for discretionary charitable relief, or exceptional circumstances relief, if this is available in your area. Please check the Charging Authority's website for details. CIL Form 2 is available from www.planningportal.co.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes No

If you have answered yes to c) please also complete a CIL Form 7- 'Self Build Exemption Claim Form: Part 1' available from www.planningportal.co.uk/cil . Please note you will need to complete and have agreed CIL Form 7, and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority must receive prior to the commencement of your development, in order to benefit from relief from the levy.

d) Do you wish to claim a self build exemption for a residential annex or extension?

Yes No

If you have answered yes to d) please also complete either CIL Form 8 -'Self Build Residential Annex Exemption Claim Form' or CIL Form 9 -'Self Build Extension Exemption Claim Form' available from www.planningportal.co.uk/cil . Please note you will need to have completed and agreed either CIL Form 8 or 9, as appropriate, and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority, in respect of a residential annex, must receive prior to the commencement of your development , in order to benefit from relief from the levy

5. Reserved Matters Applications

Does this application relate to details or reserved matters pursuant to an application that was granted planning permission prior to the introduction of the CIL charge in the relevant local authority area?

Yes

Please enter the application number:

No

If you answered yes, please go to **8. Declaration** at the end of the form.

If you answered no, please continue to complete the form.

6. Proposed New Floorspace

a) Does your application involve new residential floorspace (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

N.B. conversion of a single dwelling house into two or more separate dwellings (without extending them) is NOT liable for CIL. If this is the sole purpose of your development proposal, answer 'no' to Question 2b and go straight to the declaration at Question 8.

Yes

No

If yes, please complete the table in section 6c) below, providing the requested information, including the floorspace relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does your application involve new non-residential floorspace?

Yes

No

If yes, please complete the table in section 6c) below, using the information provided for Question 18 on your planning application form.

c) Proposed floorspace:

Development type	(i) Existing gross internal floorspace (square metres)	(ii) Gross internal floorspace to be lost by change of use or demolition (square metres)	(iii) Total gross internal floorspace proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal floorspace following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential floorspace				
Total non-residential floorspace				
Total floorspace				

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal floorspace that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in question 7c).

7. Existing Buildings continued

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sq ms) to be retained.	Proposed use of retained floorspace.	Gross internal area (sq ms) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.	
					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>	<input type="text"/>
1					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>	<input type="text"/>
2					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>	<input type="text"/>
3					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>	<input type="text"/>
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>	<input type="text"/>
Total floorspace								

c) Does your proposal include the retention, demolition or partial demolition of any whole buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period? If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sq ms) to be retained	Proposed use of retained floorspace	Gross internal area (sq ms) to be demolished
1				
2				
3				
4				
Total floorspace into which people do not normally go, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If your development involves the conversion of an existing building, will you be creating a new mezzanine floor within the existing building? Yes No

e) If Yes, how much of the gross internal floorspace proposed will be created by the mezzanine floor (sq ms)?

Use	Mezzanine floorspace (sq ms)

8. Declaration

I/we confirm that the details given are correct.

Name:

K. Kiddle

Date (DD/MM/YYYY). Date cannot be pre-application:

07/09/2018

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

App. No:

PLANNING CONSULTATION LIST

Application Reference	N/2019/0105
Location	74 Main Road, Duston, Northampton, NN5 6JN
Proposal	Two storey rear extension and internal alterations to Dental Practice and creation of car park to rear

CONSULTEES

Name	Type	Sent Date	Expiry Date
Duston Conservation Area Advisory Committee	Consultation	11/02/2019	04/03/2019
NBC Arboricultural Officer	Consultation	11/02/2019	04/03/2019
NBC Conservation Section	Consultation	11/02/2019	04/03/2019
NBC Public Protection	Consultation	11/02/2019	04/03/2019
Duston Parish Council	Consultation	11/02/2019	04/03/2019
Cllr Tim Hadland	Consultation	11/02/2019	04/03/2019
Cllr Suresh Patel	Consultation	11/02/2019	04/03/2019
NCC Highways & Access	Consultation	11/02/2019	04/03/2019
Duston Parish Council - Neighbourhood Forum	Consultation	11/02/2019	04/03/2019

Overall Consults Expiry Date: 4 March 2019

Overall Re-Consults Expiry Date:

NEIGHBOURS

Address	Sent Date	Expiry Date	Re-consult Sent Date	Re-consult Expiry Date
29 Beechwood Road Northampton NN5 6JT	11/02/2019	04/03/2019		
31 Beechwood Road Northampton NN5 6JT	11/02/2019	04/03/2019		

4 Peveril Road Northampton NN5 6JW	11/02/2019	04/03/2019		
72 Main Road Duston Northampton NN5 6JN	11/02/2019	04/03/2019		
76 Main Road Duston Northampton NN5 6JN	11/02/2019	04/03/2019		
Flat 1 4 Peveril Road Northampton NN5 6JW	11/02/2019	04/03/2019		
Ground Floor Flat 2 4 Peveril Road Northampton NN5 6JW	11/02/2019	04/03/2019		
Oak Lodge 2 Peveril Road Northampton NN5 6JW	11/02/2019	04/03/2019		

Overall Neighbour Expiry Date: 4 March 2019

Overall Neigh Re-consults Expiry Date:



ARCTECK|DESIGNS

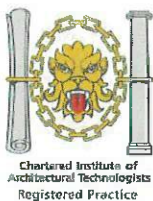
74 Main Road, Duston, Northampton, NN5 6JN
Heritage Statement

On Behalf of Duston Dental Practice

September 2018 (UPDATED Jan. 2019)



This is a listed building and it is important that its special interest is preserved and enhanced. The building is a fine example of a Victorian house and it is important that its special interest is preserved and enhanced. The building is a fine example of a Victorian house and it is important that its special interest is preserved and enhanced.



ARCTECK DESIGNS LIMITED

Registered Office: Thorneyfields, 90 Billing Road, Brafield on the Green, Northampton, NN7 1BL
Tel: 01604 697060 or 01604 697060
Company Registration No. 04892291 Vat Registration No. 865 0963 95

1 INTRODUCTION

The following Heritage Statement has been prepared on the instructions of Duston Dental Practice ('the applicant') to supplement the Planning Application for the alterations and two storey extension to number 74 Main Road, Duston, Northampton.

The application is submitted to Northampton Borough Council ('NBC') as the Local Planning Authority for the area and the application description is as follows;

ALTERATIONS & TWO STOREY EXTENSION TO DUSTON DENTAL PRACTICE (USE CLASS D1) WITH NEW CAR PARKING AREA TO REAR GARDEN.

The following statement sets out the broad design principles that have been taken into account in developing the proposals and are based on the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, updated.

This statement should be read in conjunction with all other supporting documents accompanying the application, which justifies the development in policy and heritage terms.

2 SITE AND SURROUNDINGS

No. 74 Main Road, Duston, Northampton ("the Site"), is a semi-detached traditionally built Victorian Building (built circa 1905), situated to the North-West of the old village centre of Duston, lying just inside the Conservation Area (refer to Figure 1).

The Property is not Listed but is highlighted as a Buildings/Structures making a positive contribution to the area.

The Property sits back from Main Road in an elevated position behind a stone front boundary wall, with curved stone steps leading up to the front door set to the side of the property.

No. 74 Main Road, Duston had it's use class changed from a Dwelling (C3) to a Dental Practice (D1) back in 1966. Initially the ground floor was converted to a Dental Practice with Living accommodation on the upper floors for the owner. In 1978 the owner of the dental practice had the opportunity to buy No. 76 next door and made his home there; over the years the upper floors of No. 74 have been fully converted into the Dental Practice it is today.

There is a lawned garden to the rear the bottom end of which is a close board fence to tarmacked car parking area with access to the service road at the back which runs between Peveril Road to the North West & Sycamore Road to the South East.

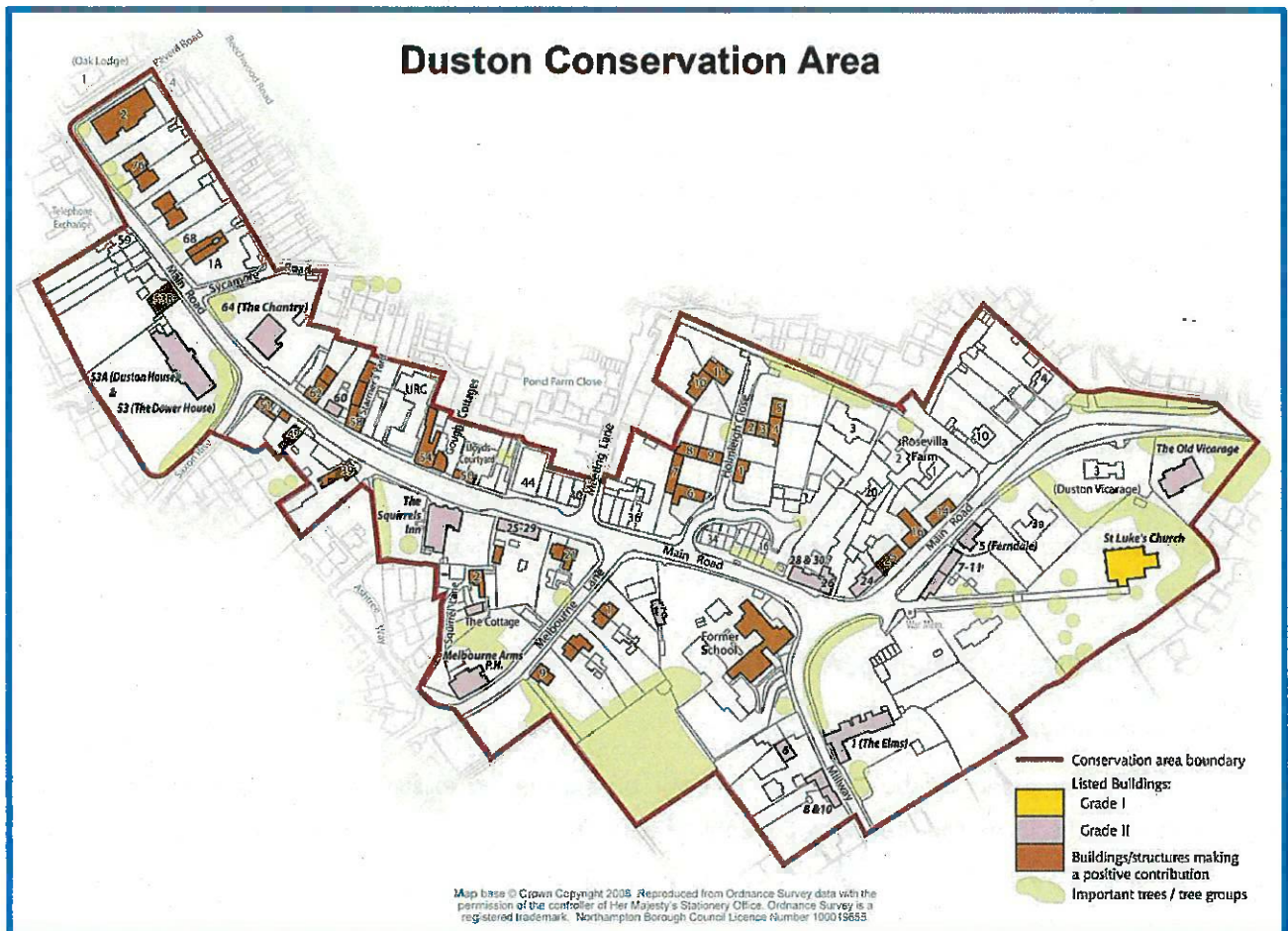


Figure 1 – The Duston Conservation Area

3 PROPOSALS

Duston Dental Practice is a successful business which is now looking at the opportunity to expand, providing 2 additional surgeries and simultaneously upgrade its sterilisation room. The proposals involve constructing a two-storey rear extension with internal alterations as required, please refer to the proposed design drawings.

The extension has been designed to blend in with the existing building in terms of layout & appearance with all facing materials to match the existing.

The proposals will not impact on its neighbours in terms of loss of amenities or privacy.

4 HERITAGE IMPACT

The proposed alterations & extension will not result in any major changes both internally or externally and therefore will have a minimal impact on the Conservation area.

The proposals do not intend to strip back or replace any significant period features, such as; the single glazed timber sash windows; architraves & skirtings; timber wall panelling; stair balustrades; window & wall mouldings etc.

All new elements will blend in well & match existing materials & components to maintain the local vernacular and heritage of the property.

The proposals do not detract from the heritage value of the property in any way and if anything will enhance and preserve the character of the Conservation area for many years to come.

5 PLANNING CONSIDERATIONS

Residential amenity

In terms of any impact on the residential amenity, as there is an existing Dental Practice at No. 74, the proposed works to extend the existing Dental practise is not considered to have an adverse impact on neighbouring properties.

Other Planning Considerations

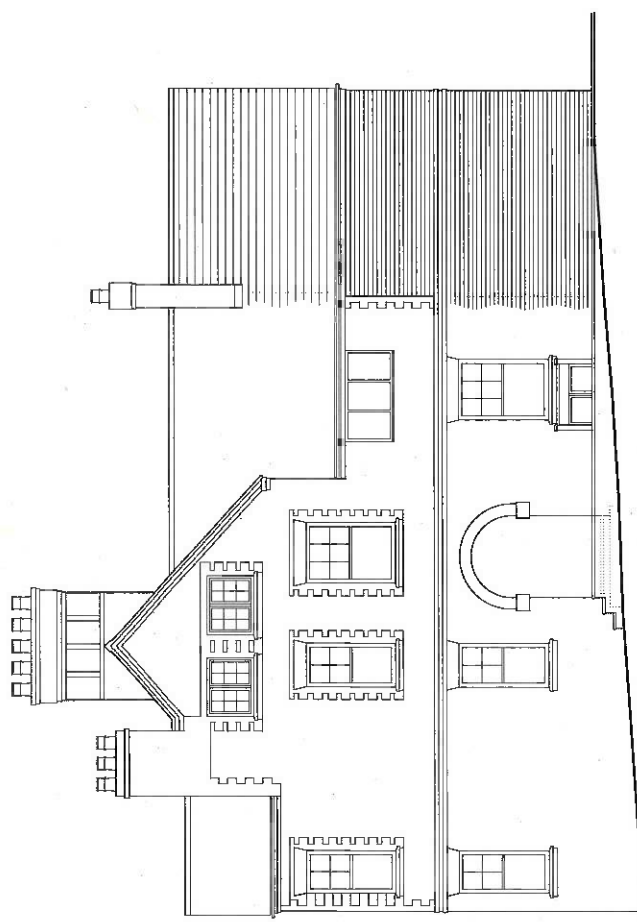
Highways and Parking

The application includes a new and improved car parking area to the rear whilst still maintaining a reasonable amount of garden space and sufficient 'green space'. It is considered that by providing this parking area, the proposed scheme will reduce the on-road parking in the local area and therefore will have a positive impact on highway safety.

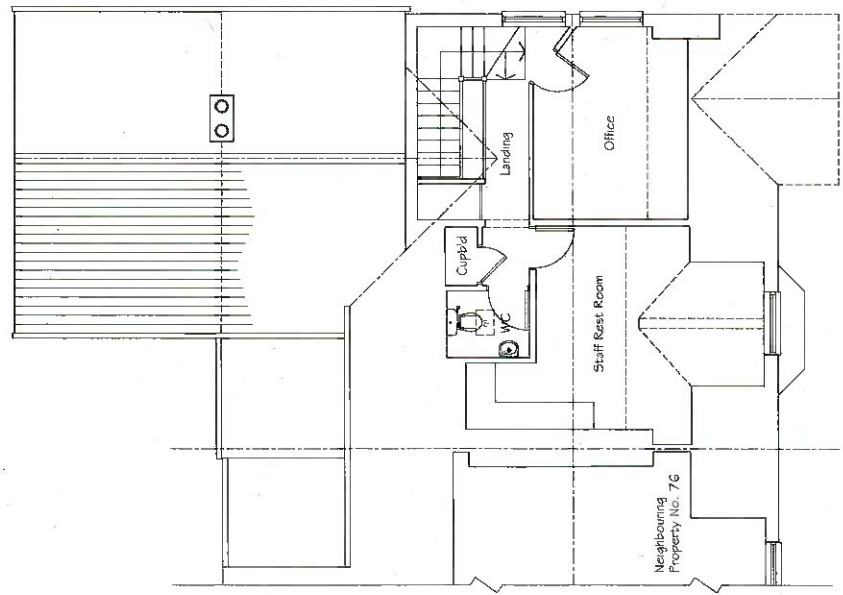
Waste Management

There is adequate space on site to provide the necessary external storage for waste & recycle materials between weekly collections. This will prevent proliferation of bagged waste in public areas and therefore will not have any detrimental impact on neighbouring properties, heritage assets and the character and appearance of the Conservation Area.

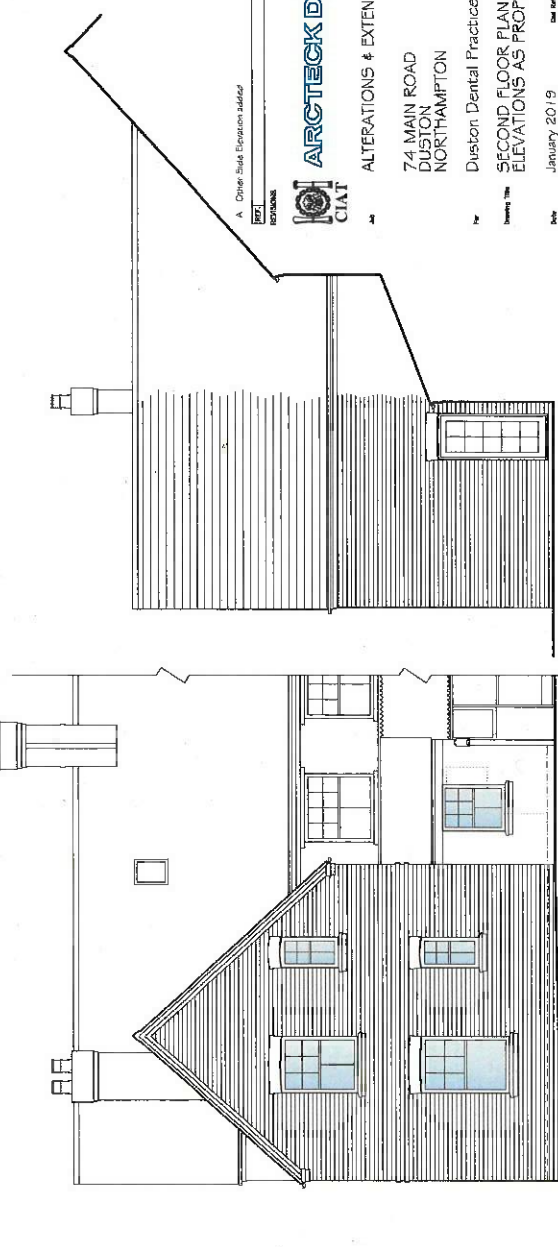
THIS DRAWING IS INTENDED TO BE USED FOR PLANNING PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HERSELF. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED BY ANY OTHER PARTY. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HERSELF. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED BY ANY OTHER PARTY.



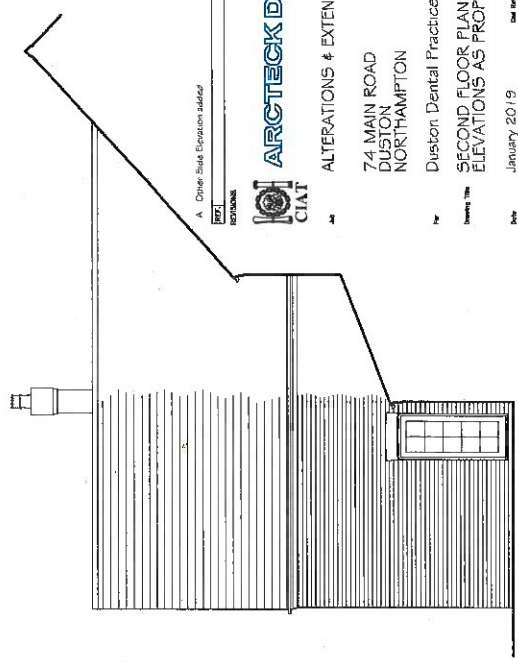
SIDE ELEVATION as Proposed 1:50



SECOND FLOOR PLAN 1:50



REAR ELEVATION as Proposed 1:50



SIDE ELEVATION as Proposed 1:50

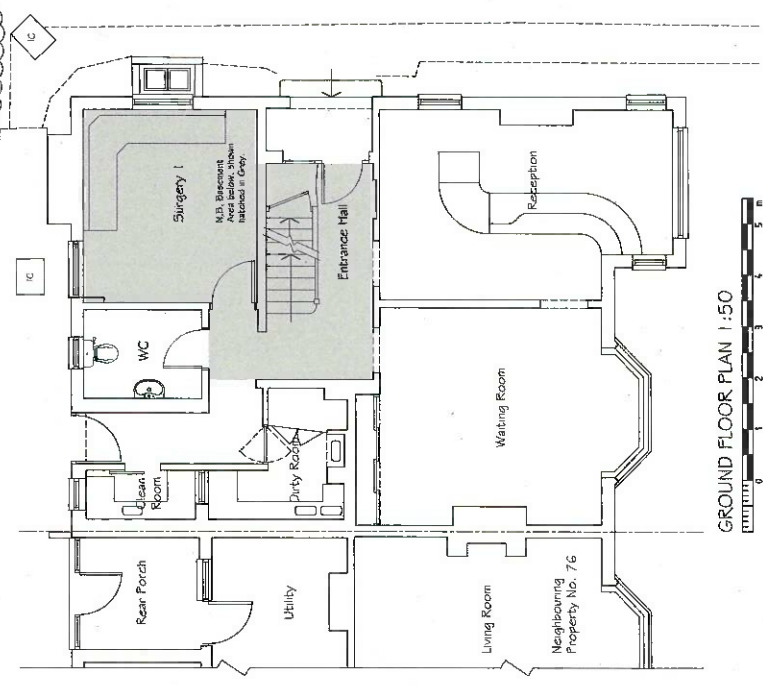
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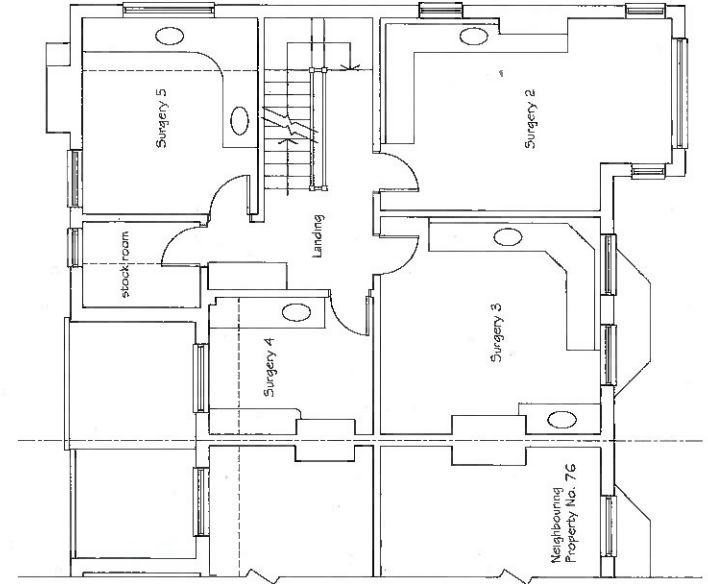
ALTERATIONS & EXTENSION to -
74 MAIN ROAD
DUSTON
NORTHAMPTON
Duston Dental Practice
SECOND FLOOR PLAN &
ELEVATIONS AS PROPOSED
January 2019
1:50 @ A1
1350-18/13

ARCHITECTS / DESIGNERS: ARCTECK DESIGNS
REGISTERED ARCHITECTS: ARCTECK DESIGNS
1350-18/13
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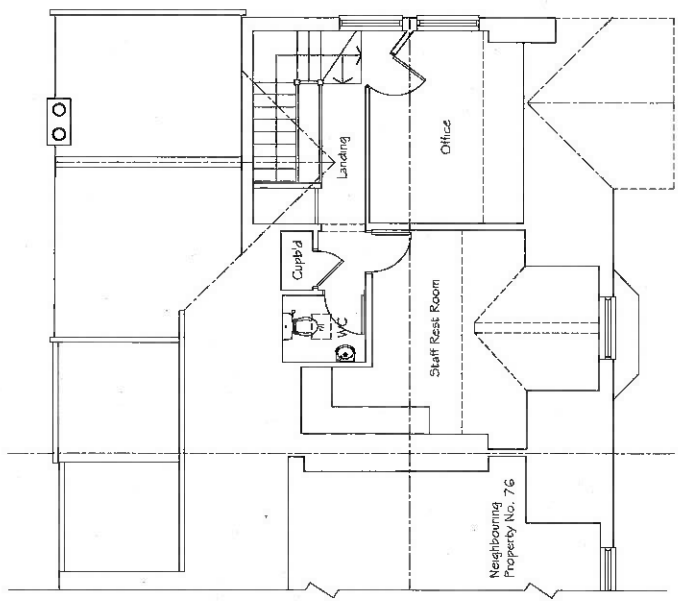
ALL THE DRAWINGS IN THIS SET TO BE USED FOR PLANNING PURPOSES ONLY. THE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF ARCTECK DESIGNS. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF ARCTECK DESIGNS. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF ARCTECK DESIGNS.



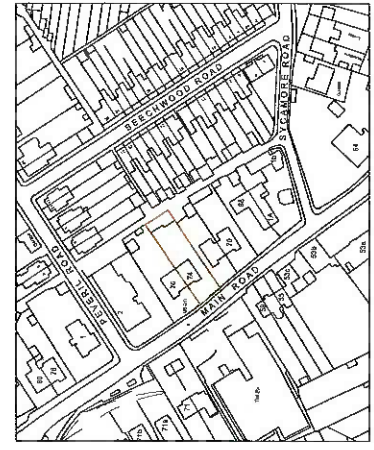
GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

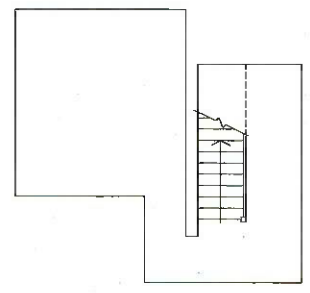


SECOND FLOOR PLAN 1:50



SITE LOCATION PLAN 1:1250

1:1250 scale



BASEMENT PLAN 1:50

REF: 10/10/19 DATE: 01/02/20



ALTERATIONS & EXTENSION to -
74 MAIN ROAD
DUSTON
NORTHAMPTON

For: Duston Dental Practice
Plans AS EXISTING
Date: January 2019
Scale: 1:100 & 1:50 @ A1

1350-18/10

10/10/19 DATE: 01/02/20
10/10/19 DATE: 01/02/20
10/10/19 DATE: 01/02/20

