

**N/2019/0326**

**3 Eldean Road,  
Northampton, NN56RF**

**Hip gable extension with  
flat roof dormer to rear for  
loft conversion**





**NORTHAMPTON  
BOROUGH COUNCIL**

**Development Control**

1st Floor, The Guildhall  
St. Giles Square  
Northampton, NN1 1DE

Tel: 0300 330 7000 / email: [planning@northampton.gov.uk](mailto:planning@northampton.gov.uk)

**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	<input type="text" value="3"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Eldean Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Northampton"/>
Postcode	<input type="text" value="NN5 6RF"/>

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

Easting (x)	<input type="text" value="471742"/>
Northing (y)	<input type="text" value="262171"/>

Description

**2. Applicant Details**

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Lee"/>
Surname	<input type="text" value="Marriott"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="3 Eldean Road"/>
Address line 2	<input type="text" value="Dunston"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Northampton"/>
Country	<input type="text"/>

## 2. Applicant Details

Postcode	NN5 6RF
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	Dean
Surname	Maisey
Company name	deanmaiseydesign
Address line 1	97 Denton Drive
Address line 2	Marston Moretaine
Address line 3	
Town/city	BEDFORD
Country	United Kingdom
Postcode	MK43 0FE
Primary number	07812996000
Secondary number	
Fax number	
Email	deanmaiseydesign@gmail.com

## 4. Description of Proposed Works

Please describe the proposed works:

Proposed Hip Cable Main Roof with Flat Roof Dormer Loft Conversion

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):

Render to external walls

## 5. Materials

### Walls

Description of proposed materials and finishes:	Render to match existing
---	--------------------------

### Roof

Description of existing materials and finishes (optional):	Red Roof Tiles
--	----------------

Description of proposed materials and finishes:	Tiles to match existing as main roof and to rear dormer
---	---

### Windows

Description of existing materials and finishes (optional):	Existing White UPVC
--	---------------------

Description of proposed materials and finishes:	To match existing
---	-------------------

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

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:

### 11. Authority Employee/Member

- (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](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:

Dean Maisey

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

Site Address:

No 3 Eldean Road,  
Dunston  
Northampton  
NN5 6RF

Description of development:

Proposed Gable to replace hip to main roof, with Flat roof Dormer Loft Conversion.

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](http://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](http://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](http://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				
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"/>	
1					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> 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				
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:

Dean Maisey

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

11/03/2019

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

<b>Application Reference</b>	N/2019/0326
<b>Location</b>	3 Eldean Road, Northampton, NN5 6RF
<b>Proposal</b>	Hip gable extension with flat roof dormer to rear for loft conversion

### CONSULTEES

Name	Type	Sent Date	Expiry Date
Duston Parish Council	Consultation	18/03/2019	08/04/2019
Cllr John Caswell	Consultation	18/03/2019	08/04/2019
Cllr Matthew Golby	Consultation	18/03/2019	08/04/2019
Duston Parish Council - Neighbourhood Forum	Consultation	18/03/2019	08/04/2019

Overall Consults Expiry Date: 8 April 2019

Overall Re-Consults Expiry Date:

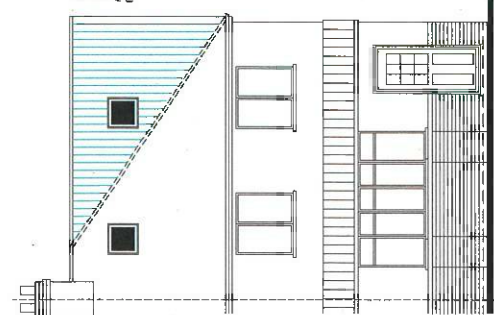
### NEIGHBOURS

Address	Sent Date	Expiry Date	Re-consult Sent Date	Re-consult Expiry Date
1 Eldean Road Northampton NN5 6RF	18/03/2019	08/04/2019		
2 Eldean Road Northampton NN5 6RF	18/03/2019	08/04/2019		
4 Eldean Road Northampton NN5 6RF	18/03/2019	08/04/2019		
5 Eldean Road Northampton NN5 6RF	18/03/2019	08/04/2019		

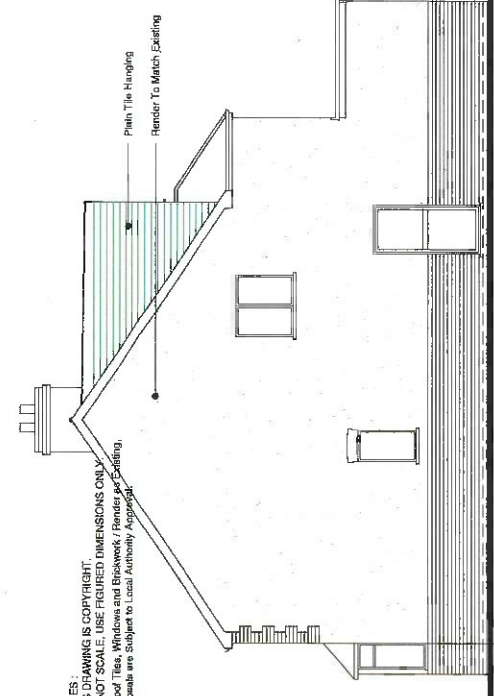
**Overall Neighbour Expiry Date: 8 April 2019**

**Overall Neigh Re-consults Expiry Date:**

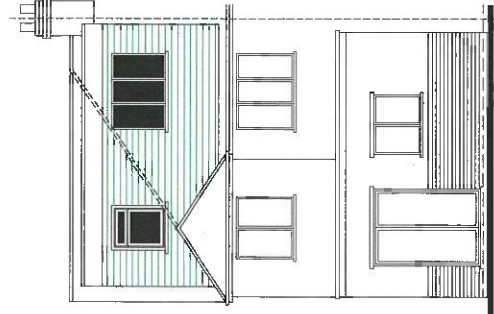




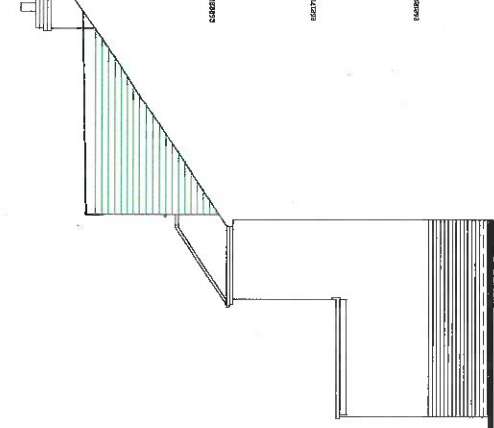
Proposed Front Elevation 1:50



Proposed Side Elevation



Proposed Rear Elevation



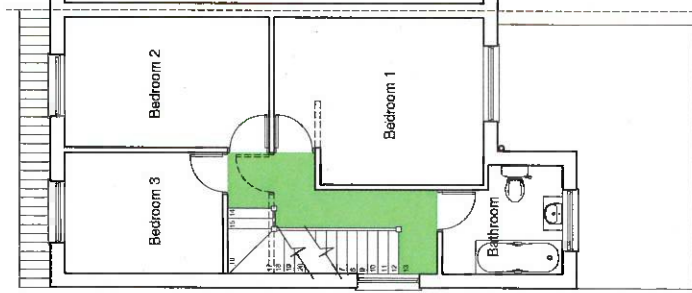
Proposed Side Elevation

**NOTES:**  
 THIS DRAWING IS COPYRIGHT ©  
 DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.  
 All Roof Tiles, Windows and Brickwork / Renders per Existing.  
 Proposals are Subject to Local Authority Approval.

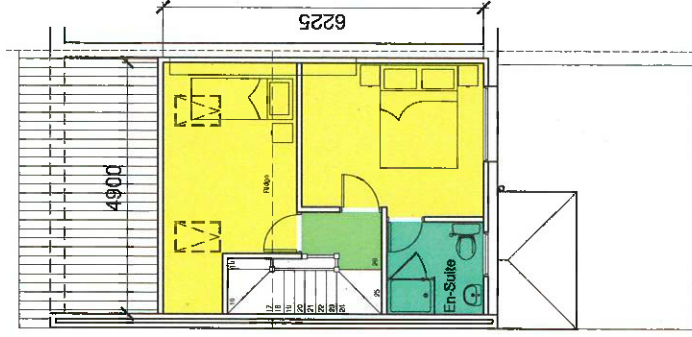
**NOTES:**  
 The contractor is responsible for verifying all dimensions and locations before proceeding with the work.  
 The contractor shall ensure that the proposed work complies with all relevant regulations and standards.  
 Do not scale drawings. Typical dimensions to be noted to 1/2 all cases.  
 This drawing to be read in conjunction with the following:



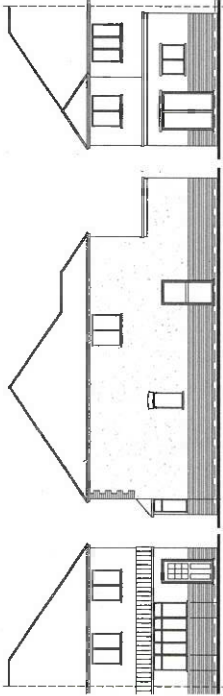
Location Plan 1:1250



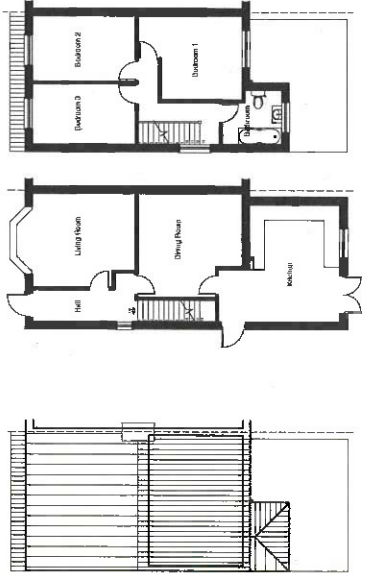
Proposed First Floor Plan  
 Scale 1:50



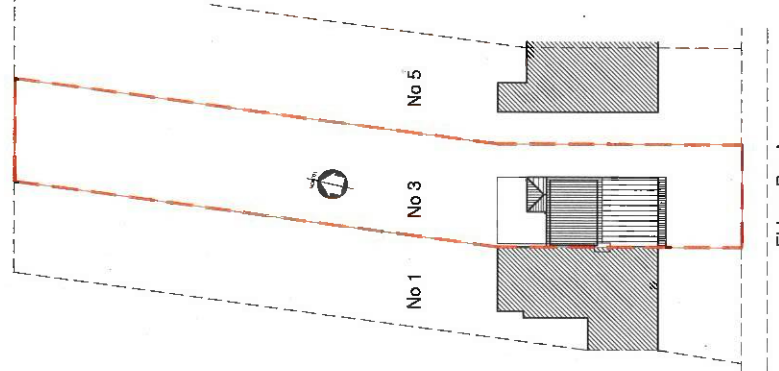
Proposed Loft Conversion



Existing Elevations 1:100



Proposed Roof 1:100 Existing Ground & First Floor Plans 1:100



Site Plan 1:200

date	rev	revisory/author/checker
purpose of issue		
Planning Submission		
title		
Hlp to Cable Main Roof with Flat Roof Dormer Loft Conversion		
scale	1:50 1:100 1:200	date
drawn by	DSM	checked by
drawing no.		rev.
DSM/01/2019/05		
project title		
Mr & Mrs L. Marriott 3 Eidean Road Dunston Northampton NN5 6RF		
17, RYLANDS DRIVE 1, BRISTOL ROAD 11, ST. ANDREW'S ROAD WWW.DESIGNMALSEY.CO.UK EMAIL: DUNSTON@DESIGNMALSEY.CO.UK		





**N/2018/0639**

**Land To Rear Of , 170  
Main Road, Duston,  
Northampton**

**New dwelling with integral  
garage**





NORTHAMPTON  
BOROUGH COUNCIL

**Development Control**

1st Floor, The Guildhall  
St. Giles Square  
Northampton, NN1 1DE

Tel: 0300 330 7000 / email: [planning@northampton.gov.uk](mailto:planning@northampton.gov.uk)

**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. Applicant Name, Address and Contact Details**

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

**2. Agent Name, Address and Contact Details**

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

**3. Description of the Proposal**

Please describe the proposed development including any change of use:

Has the building, work or change of use already started?  Yes  No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

House:  Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

Northing:

Description:

#### 5. 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:  First name:  Surname:

Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

#### 6. 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

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawing(s)

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

## 7. Waste Storage and Collection

If Yes, please provide details:

RECYCLING BINS CAN BE PROVIDED

## 8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

Yes  No

## 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

### Boundary Treatments - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

SEE DRAWINGS

### Doors - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

DOUBLE GLAZED UPVC

### Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

ROOF TILES

### Vehicle Access - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

HARDBAVED TO REAR IN FRONT OF NEW GARAGE

### Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

FACING BRICK AND RENDER

### Windows - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

DOUBLE GLAZED UPVC

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DESIGN AND ACCESS STATEMENT  
CIL FORM  
SELF BUILD EXEMPTION FORM  
17-C323-10c  
17-C323-11c  
17-C323-13

## 10. Vehicle Parking

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	0	3	3

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer  Package treatment plant  Unknown   
 Septic tank  Cess pit  Other

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

17-C323-10c

## 12. 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 an appropriate 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  Main sewer  Pond/lake  
 Soakaway  Existing watercourse

## 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

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

c) Features of geological conservation importance

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

## 14. Existing Use

Please describe the current use of the site:

RESIDENTIAL

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

## 15. 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'.

## 16. Trade Effluent

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

Yes  No

## 17. Residential Units

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

Yes  No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	0	1	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

1

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

## 17. Residential Units

Proposed Social Housing Total

Existing Social Housing Total

### Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

### Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

### Key Worker Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

### Key Worker Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

### Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	

## 18. All Types of Development: Non-residential Floorspace

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

Yes  No

## 19. Employment

No Employment details were submitted for this application

## 20. Hours of Opening

No Hours of Opening details were submitted for this application

## 21. Site Area

What is the site area?

379.00

sq.metres

## 22. 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:



## 22. Industrial or Commercial Processes and Machinery

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 clear what information it requires on its website.

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

### A. Toxic substances

Amount held on site

Tonne(s)

### B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

### C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

## 24. 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

## 25. Certificates (Certificate A)

### 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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title:  First name:  Surname:

Person role:  Declaration date:   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.



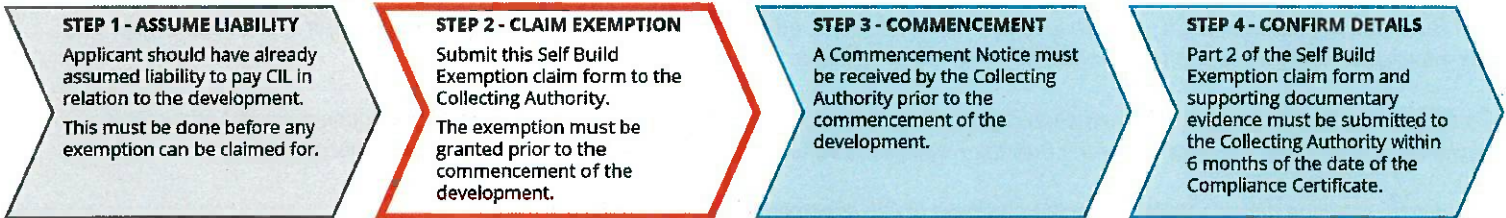
Date



## Community Infrastructure Levy (CIL) - Form 7: Self Build Exemption Claim Form Part 1

### Step 2 of a 4 stage exemption process

Please note: All of the steps described below need to be followed within required timescales otherwise the exemption will either not be obtained or will be rescinded if previously obtained



Please complete the form using block capitals and black ink and send to the Collecting Authority  
See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including "relief from the Levy".

**Section A: Claiming Exemption - General Information**  
*To be completed by the individual(s) claiming self build exemption.*

**1. Application Details:**

Applicant Name:

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

Please provide the full postal address of the application site:

If postal address/postcode not known, or original relief claim was submitted with reference to grid reference, please provide:  
 Easting:  Northing:

Description:

## Section B: Self Build Declaration

I declare that this a "self build project" for purposes of the exemption set out within the regulations

I declare that I will occupy the premises as my sole or main residence for a period of 3 years from completion of the property

I declare that I will provide the required supporting documentation as set out in 'Self Build Exemption Claim Form Part 2' within 6 months of completion of the property and I understand failure to do this will result in CIL becoming payable

I declare the amount of de minimis State aid received in the last three years prior to submission of this application for relief is less than 200,000 Euro

*'Self Build' for the purposes of CIL exemption is defined as all homes built or commissioned by individuals or groups of individuals for their own use, either by building the home on their own or working with builders.*

*'Completion' for the purposes of CIL exemption is defined as the issuing of a compliance certificate for this development issued under either regulation 17 (completion certificates) of the Building Regulations 2010 or section 51 of the Building Act 1984 (final certificates).*

*Information about de minimis State Aid for the purposes of CIL exemption can be found here:*

<https://www.gov.uk/guidance/community-infrastructure-levy#relief-and-exemptions>

## Declaration

I confirm that the details given are correct.

I understand:

That my claim for exemption will lapse where a commencement notice is not submitted prior to commencement of the chargeable development to which this exemption applies.

The meaning of a 'disqualifying event' for CIL self build exemption and that where a disqualifying event occurs before or after commencement of development I must inform the collecting authority within 14 days.

That my claim for self build exemption will lapse where development commences prior to the collecting authority informing me of its decision.

Name- Claimant:

MR G CAPLE

Date (DD/MM/YYYY):

25-04-2018

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.

*On receipt of this application the collecting authority will make a decision on your claim as soon as practicable and inform the amount of CIL relief granted in writing. You must then submit a commencement notice to the collecting authority prior to starting on site. Failure to do so will result in the CIL charge becoming payable in full.*



## 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 [http://www.planningportal.gov.uk/uploads/1app/cil\\_guidance.pdf](http://www.planningportal.gov.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.

### 1. Application Details

Applicant or Agent Name:

Architectural Solutions

Planning Portal Reference  
(if applicable):

Local authority planning application number  
(if allocated):

Site Address:

170 Main Road, Duston, NN5 6RE

Description of development:

Proposed New Dwelling To Rear of No. 170 Main Road, Duston

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 either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

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 are proposed, either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

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.gov.uk/cil](http://www.planningportal.gov.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.gov.uk/cil](http://www.planningportal.gov.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.gov.uk/cil](http://www.planningportal.gov.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)	0	0	238	238
Social Housing, including shared ownership housing (if known)				
Total residential floorspace			238	238
Total non-residential floorspace				
Total floorspace			238	238

## 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).

	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 checked="" type="checkbox"/>	No <input type="checkbox"/>	
1	PIGEON SHED	0		19	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2	SHED 1	0		10.8	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3	SHED 2	0		7.2	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4	GREENHOUSE	0		3.24	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace		0		40.24			

**7. Existing Buildings continued**

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:

ARCHITECTURAL SOLUTIONS

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

25-4-2018

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

<b>Application Reference</b>	N/2018/0639
<b>Location</b>	Land To Rear Of , 170 Main Road, Duston, Northampton
<b>Proposal</b>	New dwelling with integral garage

<b>CONSULTEES</b>				
Name	Type	Sent Date	Expiry Date	
NBC Public Protection	Consultation	30/04/2018	21/05/2018	
Duston Parish Council	Consultation	30/04/2018	21/05/2018	
Cllr John Caswell	Consultation	30/04/2018	21/05/2018	
Cllr Matthew Golby	Consultation	30/04/2018	21/05/2018	
Duston Parish Council - Neighbourhood Forum	Consultation	30/04/2018	21/05/2018	
Duston Parish Council	Reconsult	19/03/2019	02/04/2019	
Cllr John Caswell	Reconsult	19/03/2019	02/04/2019	
Cllr Matthew Golby	Reconsult	19/03/2019	02/04/2019	
Duston Parish Council - Neighbourhood Forum	Reconsult	19/03/2019	02/04/2019	

Overall Consults Expiry Date: 21 May 2018

Overall Re-Consults Expiry Date: 2 April 2019

<b>NEIGHBOURS</b>				
Address	Sent Date	Expiry Date	Re-consult Sent Date	Re-consult Expiry Date
1 Harefoot Close Northampton NN5 6RS	30/04/2018	21/05/2018	19/03/2019	02/04/2019
168 Main Road Duston Northampton NN5 6RE	30/04/2018	21/05/2018	19/03/2019	02/04/2019

170 Main Road Duston Northampton NN5 6RE	30/04/2018	21/05/2018	19/03/2019	02/04/2019
172 Main Road Duston Northampton NN5 6RE	30/04/2018	21/05/2018	19/03/2019	02/04/2019
33 Harefoot Close Northampton NN5 6RS	30/04/2018	21/05/2018	19/03/2019	02/04/2019
34 Harefoot Close Northampton NN5 6RS	30/04/2018	21/05/2018	19/03/2019	02/04/2019
35 Harefoot Close Northampton NN5 6RS	30/04/2018	21/05/2018	19/03/2019	02/04/2019
Unknown			19/03/2019	02/04/2019

Overall Neighbour Expiry Date: 21 May 2018

Overall Neigh Re-consults Expiry Date: 2 April 2019

# **DESIGN & ACCESS STATEMENT**

**Our Ref: 17/C323**

**RE: PROPOSED NEW DETACHED DWELLING WITH GARAGE AND OFF-ROAD PARKING ON LAND TO REAR OF NO 170 MAIN ROAD, DUSTON, NORTHAMPTON, NN5 6RE**

## **EXISTING USE**

The proposed site is part of the extensive rear garden land to the rear of 170 Main Road, Duston. The existing property 170 Main Road, sits on a large plot on the corner of Main Road and Harefoot Close with overall site area of 0.0176 hectares currently. The existing property has been extended over the years and is of individual design over one and a half storeys.

In more recent years, a more modern development has taken place to the rear of the site comprising of large detached properties.

## **PRE-APPLICATION**

My client did apply for Pre-Application advice prior for a new dwelling on this site proposed. The Pre-Application Reference is PA/2017/0076, Dated April 2017. Whilst we were not the agent for the original Pre-Application enquiry, we have shown the attached scheme to the Officer Rowena Simpson for comment and overall it was considered that the proposals as shown should be acceptable, obviously subject to third party consultation during the application.

## **PROPOSED SITE**

It is proposed to remove 13 to 13.5 metres in depth of the rear garden to the existing property to create the site of the proposals. The site will run full width of the existing property boundaries.

## **Proposed development**

It is proposed to erect a new two storey detached four-bedroom house with integral garage and off-road parking space to frontage.

The overall site dimensions are 13 metres wide by 29 deep.

## **APPEARANCE**

It is proposed that the new dwelling will be constructed in keeping with the modern development along Harefoot close rather than in keeping with the existing property No 170 Main Road, Duston. In our opinion, with the location of the proposed new dwelling and the frontage onto Harefoot Close, the development relates more to these properties.

The properties along Harefoot Close, are of various designs and therefore, the new dwelling will sit comfortably, within the street scene. External finishes to the new dwelling will be in keeping with these properties with facing brickwork and roof finishes of similar colouring and finish.

External door and window apertures, again will be in keeping with the adjacent properties.

To the rear we have introduced a more modern contemporary appearance with large glazed apertures, at ground and first floor levels.

The rear elevations of course are not visual from the public footpath and only visual from the properties to the rear of the development. However, the appearance to the rear will not create any harm or loss of amenity to the surrounding properties.

### **SCALE**

The proposed development has been kept in scale with the existing properties adjacent within Harefoot Close. To reduce the impact of the development onto the properties which have a boundary along the eastern Boundary of the development, we have reduced the height of the proposals over the garage to the side creating the fourth bedroom within the roof space with dormer windows to the frontage.

This reduces the extent of wall to the side elevation of the property adjacent through the boundary. We have also ensured that the space separation to the proposed new dwelling from the existing properties is in compliance with the current guidelines, and have included dimensions on the drawings.

### **LANDSCAPING**

It is proposed that the existing Lalandi trees and hedgerow will be removed which in our opinion will give benefit to the adjacent properties along the Harefoot Close by way of increased daylight. Whilst the new dwelling is proposed adjacent to this boundary we consider that there will be less impact on the daylight with the new dwelling to that which currently exists. It is intended to retain the existing tree to the corner of the site.

We have attached an Arboriculturist report with this application which deals with the above in more detail.

The existing gardens are already landscaped due to the previous use as former residential garden land to the rear of 170 Main Road. Therefore, other than areas of hard paving to the rear and of course the hard-paved area to the driveway there will be limited additional landscaping provided.

The plot will be separated from 170 Main Road with a new 1800mm high close boarded fence.

To the front of the site there will be a 1 metre high looped iron railing, to de-mark the front boundary but also maintain the visual open frontage in keeping with the neighbouring properties.

### **ACCESS**

#### **Disabled**

The property will have a level threshold to the main entrance and all doors within the ground floor of the dwelling will be suitable for disabled access. Light switches will also be located for disabled persons. We have included for a ground floor WC for ambulant disabled persons.

#### **Vehicular**

A new vehicular access will be created to access the site. Off-road parking for minimum 2 no. vehicles as well as a garage have been included within the development.

## **RELEVANT LOCAL PLANNING POLICIES**

### **Planning Policy H6**

This policy accepts the principle of a residential development in an existing predominantly residential area. The development is in a scale to complement the existing character of the surrounding area and is not an over intensive development of the plot as the site area is comparable to adjoining and nearby properties. This proposal does not prejudice the development of a larger area and provides sufficient on-site parking spaces.

### **Planning Policy E20**

This property will reflect the layout, siting and scale of nearby dwellings and will be constructed of materials similar to other buildings in the locality.

### **NPPF**

This document requires Local Planning Authorities to take a positive approach when dealing with planning applications and make effective and efficient use of land. The application should be considered in the context of presumption in favour of development. The design of any development must reflect the identity of local surroundings and improve the street scene. Any development must optimise the potential of the site to accommodate further growth. The scheme must reflect the identity of local surroundings and materials with a presumption in favour of sustainable development. The development must also seek to secure high quality design and provide a good standard of amenity for all existing and future occupiers of buildings.

## **CONCLUSION**

This proposal will provide another residential property and make good use of the land to the rear of no 170 Main Road, Duston, without having a detrimental impact on the amenities of the neighbouring or existing property.

If approved it would also contribute to the current housing shortage within Northampton

**Prepared by:  
Architectural Solutions  
5 North Portway Close  
Round Spinney  
Northampton  
NN3 8RQ**

**Date: February 2018**





**Francesca Denton**

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**From:** Francesca Denton on behalf of Planning  
**Sent:** 20 September 2018 15:32  
**To:** Planning  
**Subject:** FW: N/2018/0639 - Land to rear of 170 Main Rd, Duston

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**From:** Rowena Simpson  
**Sent:** 20 September 2018 14:28  
**To:** Planning <planning@northampton.gov.uk>  
**Subject:** FW: N/2018/0639 - Land to rear of 170 Main Rd, Duston

Please index to civica/MG - EOT

Rowena Simpson  
Senior Planning Officer  
Development Management  
Guildhall  
St Giles Square  
Northampton  
NN1 1DE

Tel No. 01604 837848

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**From:** Architectural Solutions [<mailto:info@architectural-solutions.co.uk>]  
**Sent:** 20 September 2018 14:06  
**To:** Rowena Simpson <[rsimpson@northampton.gov.uk](mailto:rsimpson@northampton.gov.uk)>  
**Subject:** RE: N/2018/0639 - Land to rear of 170 Main Rd, Duston

Rowena,

Further to your email below, please accept this email as agreement to extend the time determining the above application until 12<sup>th</sup> October 2018 as requested.

If you require further assistance from ourselves please do not hesitate to contact us

Kind regards

*Pat Dooley*

Mr Pat Dooley  
Architectural Solutions  
5 North Portway Close  
Round Spinney  
Northampton  
NN3 8RQ  
Tel. 01604 644777

---

**From:** Rowena Simpson <[rsimpson@northampton.gov.uk](mailto:rsimpson@northampton.gov.uk)>  
**Sent:** 20 September 2018 13:53

**To:** 'Architectural Solutions' <[info@architectural-solutions.co.uk](mailto:info@architectural-solutions.co.uk)>

**Subject:** RE: N/2018/0639 - Land to rear of 170 Main Rd, Duston

Dear Pat,

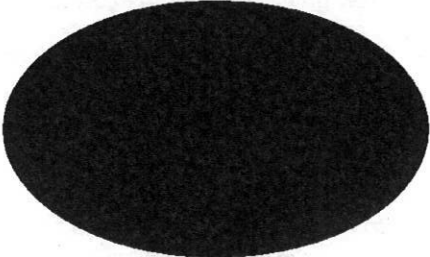
Thank you and yes as we will have to carry out a re-consultation on the amended plans. Can we agree an extension of time until Friday 12<sup>th</sup> October please?

Regards,

Rowena Simpson  
Senior Planning Officer  
Development Management  
Guildhall  
St Giles Square  
Northampton  
NN1 1DE

---

Tel No. 01604 837848



19/03/2019

Reference Planning Application N/2018/0639

Proposed dwelling at rear of 170 Main Road, Northampton

Dear Marie Johnson / Nicky Scaife or whoever it may concern.

I am writing to you to further object to the planning application mentioned above.

You have not made it clear what the amendments to the plan are, however my objections are listed below and have been amended since my initial objection in 2018.

#### Objections

- The revised plan for the proposed 2-story construction will still cause loss of light and overshadow my garden. It will also cause loss of privacy as there are still two windows that can overlook my property looking straight over the garden taking away our privacy.
- The proposed removal of the trees will have an effect on the bird and wild life.
- Existing trees are more aesthetically appealing than looking at the side of a building.
- The proposed entrance will add to the existing parking problem already faced in Harefoot Close. By creating a driveway to the proposed new property into Harefoot Close will only force parked cars further into the close adding to existing parking issue and congestion. This will reduce the road width for a greater distance to single lane increasing highway safety. Currently we already have two businesses parking cars in Harefoot Close as well as vehicles owned by people who do not live in the Close.
- By creating the driveway to the proposed property will provide easy rear access to my property reducing the level of security to my property that I currently have.
- Any increased security risk would require a further increase in fence height to lessen the ease of access to my property.
- During any construction period there would be no space for construction vehicles/trades/deliveries to park or unload. This would again cause congestion issues & block access in and out of Harefoot Close.

**Additional information on the parking situation.** Currently the width of the road is frequently reduced to single lane from the entrance to Harefoot Close for approximately 100meters to the front of No 1. When turning into the close from Main road it is not possible to see the full length of the obstructions. The extent of the obstruction is clear once the manoeuvre has been started, if at this

point there is an oncoming vehicle heading out of Harefoot close the vehicle turning into Harefoot close is left obstructing the Main road this is unsafe and causes a safety hazard which will result in an accident one of these days. By introducing a new drive way and the potential for visitors' cars to the new property will only add to the current safety situation.

My views on the parking situation are contrary to the views shown in the Pre App Response (PUBLIC) - PA/2017/0076 document (shown below in italic below). I would invite you to attend the site to see the situation in person.

*"Highways would be consulted on any submitted planning application however the proposal appears to comply with their standards in terms of providing an adequate sized garage, driveway length, access width and visibility splays. It is noted that 2 off street parking spaces would be provided which is the requirement for a three bed dwelling and it is considered that the adjacent street could accommodate visitor parking without causing undue impact on highway safety."* This is simply not a true fact.

I find it difficult to understand why the applicate is continuing with this application when they have just completed further construction to the existing pigeon loft at the rear of 170 Main Road making it a more permanent structure by adding a tiled pitched roof and landscaping the garden. Further to this it appears there is now the construction of a pond underway. It appears there is no gain to this application and is only causing unnecessary stress to the neighbours.

*Can you please explain why this application is still in progress when there is no documentation approving any further extension of time beyond 12/10/2018?*

The remainder of this letter has not been amended and is the same as my first objection back in 2018.

#### **Observations on statements made in documents.**

Regards the comment made in the Pre-App Response (PUBLIC) - PA/2017/0076 response general letter "With regard to the relationship with properties in Harefoot Close the separation distance between the rear of these properties and the side of the proposed dwelling should be 13 metres to overcome issues of overshadowing or overbearing. A separation distance **below this would need to be justified.**" *Having measured from the rear of property, the 13 meters mentioned in the above statement is not achievable and there is no mention of any justification why.*

Regards the comment made in the Pre App Response (PUBLIC) - PA/2017/0076 response general letter "it is considered that the adjacent street could accommodate visitor parking without causing undue impact on highway safety" *this could not be further from the truth as visitor parking is already a problem in the close.*

Regards the comment made in the Pre App Response (PUBLIC) - PA/2017/0076 response general letter "It is noted that there are two existing trees close to the eastern boundary of the site" If it is proposed that these are to be removed the Arboriculture Officer will need to be consulted." *There is no mention of the fact the large pine tree would be in an unsafe close proximity to the proposed dwelling. There is also no mention of any report being made on the planned removal of the seven trees showing on the plans to be removed.*

Regards the comment made in the Pre App Response (PUBLIC) - PA/2017/0076 response


general letter "It is noted that the proposal respects the privacy of neighbouring properties with no side windows that would cause undue overlooking" *The plans show two windows on the 1<sup>st</sup> floor that would overlook my property/land.*

In the Design and Access Statement it in the Proposed development section it says

It is proposed to erect a new two storey detached four-bedroom house with integral garage and off-road parking space to frontage.

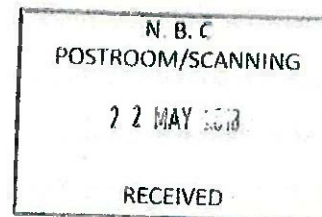
Yet in the Pre App Response (PUBLIC) - PA/2017/0076 response general letter is states The proposal is for the erection of a new two storey, three bedroom dwelling.

Signed

 9/03/2019



Rowena Simpson  
Northampton Borough Council  
Development Control  
1<sup>st</sup> Floor, The Guildhall  
St Giles Square  
Northampton  
NN1 1DE



9<sup>th</sup> May 2018

Planning Application Ref: N/2018/0639

Dear Rowena,

**Site:** Land to Rear of, 170 Main Road, Northampton, Northamptonshire

**Proposals:** New dwelling with integral garage

I am writing to object to the above planning application which seeks permission for the erection of a new dwelling on land to the rear of 170 Main Road, Northampton. The main areas of concern relate to:

- Separation distance from existing dwellings;
- Loss of Existing Trees; and
- Lack of Technical Information

Prior to explaining my concerns with the above application, I should make you aware that I live at No [REDACTED]

With regards to the proposed development, I would like to raise the following concerns:

#### **Separation Distance from existing dwellings**

It is noted in the pre-application response dated 11<sup>th</sup> April 2017, "the relationship with properties in Harefoot Close the separation distance between the rear of these properties and the side of the proposed dwelling should be 13 metres to overcome issues of overshadowing and overbearing".

Having reviewed the proposed development it is contended that the dwelling is 12m from the rear elevation of my property. When this is combined with the removal of existing trees from the boundary this will result in a detrimental impact on the residential amenity of my property.

As such, the proposal fails to comply with guidance set out in the Residential Extensions & Alterations Design Guide SPD as well as Policy H1 of the West Northamptonshire Joint Core Strategy.

#### **Loss of Existing Trees**

It is noted from the drawings submitted with the application and observations of the site, the proposed development will result in the loss of a number of mature trees which includes a cedar tree which is currently situated on the site of proposed dwelling.

Whilst it is accepted that the tree is not subject to a Tree Preservation Order nor is the site in a Conservation Area I remain of the opinion that the loss of these trees will have a detrimental impact on the character and appearance of the surrounding area.

As such, it is considered that the proposal fails to comply with paragraph 118 of the NPPF.

#### **Lack of Technical Information**

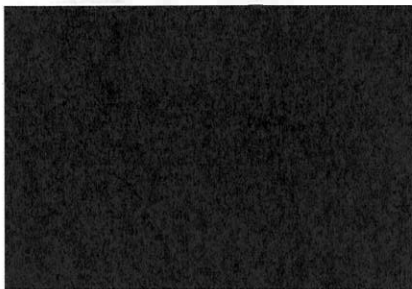
You will be aware when a planning application is submitted, an applicant is required to submit certain information – reports, plans etc in order to achieve consistency in the decision-making process.

It is noted that the application is supported by a Design and Access Statement and a number of plans including Site Location/Block Plan (Ref: 17/C323/13), Site Plan (Ref: 17/C323/10c) and Floor Plan/Elevation (Ref: 17/C323/11c). There is also reference to an Arboricultural Report (see Landscaping Section of Design and Access Statement) however this document is not available on the Council's planning website. It is important that all information is made available to statutory consultees and neighbours to ensure that an accurate review of the application can be made. **Therefore, it is requested that this document is uploaded at the earliest opportunity.**

Given that the proposal consists of the removal of a number of trees across the site, it is suggested that an ecological appraisal is submitted to support the application. Whilst it is acknowledged that this is not a 'major application' the fact remains that the loss of existing trees could result in the loss of biodiversity/wildlife which should be mitigated within the development. Failure to comply with this would mean the scheme conflicts with Para 109 of the National Planning Policy Framework as well as Policy BN2 of the West Northamptonshire Joint Core Strategy (Dec 2014).

Should you have any queries regarding the above, please do not hesitate to contact me.

Yours sincerely





## Planning/LG2 - Comment

**Call date:** 20/05/2018 10:26:00  
**User:** 3497330/2  
**Contact number:**  
**Document Number:** 6796412

### Comment on Planning Application

#### Fair Processing Notice issued under the Data Protection Act 1998

The council is registered to collect, hold and process personal data with the Information Commissioner's Office under the notification number Z5256045

All personal data is collected and processed in compliance with the Data Protection Act 1998 and the 8 Data Protection Principles. For a more detailed explanation of your rights relating to the data held go to ICO Guide to handling data correctly.

Information is published in line with the PARSOL guidance version 2 Planning and Building Control Information Online.

All observations, objections and supporting comments submitted to Northampton Borough Council are public documents. Therefore the information you submit in response to a planning application will be publicly available as part of the planning application file and made available for any member of the public to view in person. This may include your name, address, comment made and if you are supporting or objecting to the planning application.

Specific personal contact data such as your email address, signature and telephone number will not be published on the Northampton Borough Council website but retained for contact purposes only by the planning department at Northampton Borough Council. You should also be aware that your name, contact address and comments may be more widely published on the web in relation to public planning committee meetings within minutes and agendas relating to the planning application and any subsequent appeal hearings held by the Planning Inspectorate.

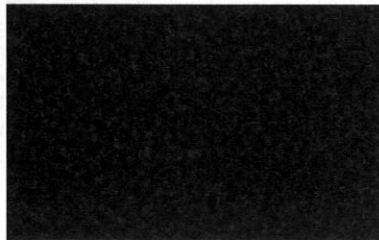
In submitting a comment on a planning application you agree for your information to be held and processed for the purpose(s) and in the way detailed above.  
When making a comment please be aware that there is a limit of 2500 characters. If you believe your comment will be longer than this please email your full comment directly to [planning@northampton.gov.uk](mailto:planning@northampton.gov.uk). Thank you.  
Number **N/2018/0639**

#### About You

Please provide details about yourself

Title  
Forename  
Surname  
Address

Contact Number  
Email Address



#### Details

Please provide details regarding this planning application

Comments

**FAO Rowena Simpson**

**The following is our objection to the above proposed new dwelling.**

**Our main concern relates to the overlooking issue created by the Juliet Balcony and the size**

of the window space on the rear elevation.

Residential amenity and privacy are main issues to be considered and although we cannot expect not to be overlooked at all this proposal will create excessive overlooking issues giving an intrusive, direct and uninterrupted view into the most private part of our garden, the main sitting out areas. In addition, views from this panoramic bedroom window will also give access into two of our bedrooms, our kitchen, dining room and lounge. I expect we will also be able to see into a considerable part of their bedroom which is most unwelcome.

Looking forward, when the property is occupied, the installation of garden/security lights will be obtrusive given the proximity to our home and garden.

You stated in your letter dated 11th April 2017, that there is no issue of any unacceptable overlooking of the rear garden of 168 Main Road, however it would appear from the plans that the bigger issue is related to those of our property.

We would be happy for you to visit our property to better understand our concerns for the loss of amenity.

In addition to the above we have been advised of potential Highway concerns: I note that the applicant shows 2 no. off street parking spaces irrespective of a garage which is insufficient as per the requirement of Northamptonshire County Council's Parking Standards document dated September 2016. This document states the requirements for a 4 bedroom dwelling is 3 no. spaces irrespective of a garage.

Please confirm the proposed vehicular crossing spacing from the junction of the adjacent cul-de-sac serving house number 1 Harefoot Close. The requirements of the Local Highway Authority Standing Advice document dated June 2016 states a distance of 20 metres from the near side channel line to near side of dropped crossing.

Harefoot Close is often congested with vehicles

Response Type

**parked on the highway which impares both junction visibility at adopted highway junctions and private driveways. This proposal represents further loss of on street parking which is likely to exacerbate the existing highway safety concerns residents have.**

**Object**



## Planning

---

**From:** [REDACTED]  
**Sent:** 11 May 2018 19:53  
**To:** Planning  
**Subject:** [Suspected SPAM] Planning Application N/2018/0639

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Reps

Reference Planning Application N/2018/0639

Proposed dwelling at rear of 170 Main Road, Northampton

Dear Rowena

I am writing to you to object to the planning application mentioned above.

### Objections

- The proposed 2-story construction will cause loss of light and overshadow [REDACTED]
  - [REDACTED]
  - The proposed removal of the trees will have an effect on bird and wild life.
  - Existing trees are more aesthetically appealing than looking at a building.
  - The proposed entrance will add to the existing parking problem already faced in Harefoot Close. By creating a driveway to the proposed property into [REDACTED] Harefoot Close will only force parked cars further into the close adding to existing parking issue and congestion. This will reduce the road width for a [REDACTED] greater distance to single lane increasing highway safety. Currently we already have two businesses parking cars in Harefoot Close as well as vehicles [REDACTED] owned by people who do not live in the Close.
- [REDACTED]
- During any construction period there would be no space for construction vehicles/trades/deliveries to park or unload. This would again cause congestion [REDACTED] issues & block access in and out of Harefoot Close.

### Observations on statements made in documents.

Regards the comment made in the Pre App Response (PUBLIC) - PA/2017/0076 response general letter "With regard to the relationship with properties in Harefoot Close the separation distance between the rear of these properties and the side of the proposed dwelling should be 13 metres to overcome issues of overshadowing or overbearing. A separation distance **below this would need to be justified.**" *Having measured from the rear of property, the 13 meters mentioned in the above statement is not achievable and there is no mention of any justification why.*

Regards the comment made in the Pre App Response (PUBLIC) - PA/2017/0076 response general letter "it is considered that the adjacent street could accommodate visitor parking without causing undue impact on highway safety" *this could not be further from the truth as visitor parking is already a problem in the close.*

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Regards the comment made in the Pre App Response (PUBLIC) - PA/2017/0076 response general letter "It is noted that the proposal respects the privacy of neighbouring properties with no side windows that would cause undue overlooking" *The plans show two windows on the 1<sup>st</sup> floor that would overlook my property/land.*

In the Design and Access Statement it in the Proposed development section it says

It is proposed to erect a new two storey detached four-bedroom house with integral garage and off-road parking space to frontage.

Yet in the Pre App Response (PUBLIC) - PA/2017/0076 response general letter is states The proposal is for the erection of a new two storey, three bedroom dwelling.

Can you please reply to this email confirming receipt of my objections & observations.

Regards





**NORTHAMPTON**  
**BOROUGH COUNCIL**

**Planning Department**  
The Guildhall  
St Giles Square  
Northampton. NN1 1DE

**Tel:** 0300 330 7000

**Fax:** (01604) 838795

**Minicom:** (01604) 838970

**E-Mail:** [planning@northampton.gov.uk](mailto:planning@northampton.gov.uk)

Morton Wykes Kramer Ltd  
Alessia Berlinger  
New Lodge  
London Road  
Collingtree  
Northampton  
NN 1NP

**Our Ref:** PA/2017/0076  
**Contact:** Rowena Simpson  
**Telephone No:** 01604 837848  
**Email:** [rsimpson@northampton.gov.uk](mailto:rsimpson@northampton.gov.uk)  
**Date:** 11 April 2017

Dear Sir/Madam,

**PROPOSAL: CONSTRUCTION OF NEW THREE BEDROOMED DWELLING**  
**LOCATION: REAR OF 170 MAIN ROAD, DUSTON, NORTHAMPTON, NN5 6RE**

I refer to your pre-application enquiry regarding the above. I have now had an opportunity to consider the proposal and I have visited the site. I have the following comments to make.

The proposal is for the erection of a new two storey, three bedroom dwelling with new access and parking off Harefoot Close. The main issues to consider are the principle of the development, the impact the on the character and appearance of the area, residential amenity and highway safety.

In principle there is no objection to residential development given that the site is located in a Primarily Residential Area in the Northampton Local Plan. Whilst it is appreciated that development to the rear of existing dwellings can create a disturbance to the occupiers of neighbouring properties, this is outweighed by the need for additional houses to be constructed within the Borough. The proposal would contribute to the Council's 5 Year Housing Land Supply.

It is noted that the proposal respects the privacy of neighbouring properties with no side windows that would cause undue overlooking. The rear garden depth for the existing and proposed dwelling at 170 Main Road would provide sufficient amenity space for occupiers and a separation distance that is considered would satisfactorily overcome the issue of any unacceptable overlooking of the rear garden of 168 Main Road. With regard to the relationship with properties in Harefoot Close the separation distance between the rear of these properties and the side of the proposed dwelling should be 13 metres to overcome issues of overshadowing or overbearing. A separation distance below this would need to be justified.

Highways would be consulted on any submitted planning application however the proposal appears to comply with their standards in terms of providing an adequate sized garage, driveway length, access width and visibility splays. It is noted that 2 off street parking spaces would be provided which is the requirement for a three bed dwelling and it is considered that the adjacent street could accommodate visitor parking without causing undue impact on highway safety.

It is noted that there are two existing trees close to the eastern boundary of the site. These should be identified on any plans if an application is submitted. If it is proposed that these are to be removed the Arboricultural Officer will need to be consulted.

With regard to the design of the proposed dwelling it is noted that there are a variety of design of dwellings within the vicinity of the site. As a result of this it is considered that the proposed design would be acceptable in terms of impact on the character and appearance of the area. Materials used should pay respect to those used in surrounding development.

In conclusion, subject to an acceptable separation distance being achieved to the south of the site and satisfactory consultation responses being received it is considered that any planning application is likely to be supported .

I trust that the above comments are of assistance. Please note, however, that they represent the views of an officer only and cannot prejudice any decision of the Council as local planning authority.

Yours faithfully



**Rowena Simpson**  
**Senior Planning Officer**  
**Regeneration, Enterprise & Planning**



# LOCATION / BLOCK PLAN



## ARCHITECTURAL SOLUTIONS

5 North Parkway Close  
 Harefoot Close  
 Northampton  
 NN5 8RQ

Office: 01832 54777  
 Fax: 01832 54778  
 E-Mail: info@architecturalsolutions.co.uk

CLIENT:

MR & MRS CAPLE

JOB DESCRIPTION:

PROPOSED NEW DWELLING TO REAR OF NO. 170 MAIN ROAD, DUSTON, NORTHAMPTON, NN5 6RE

SCALE

AS NOTED @ A3

DRAWN BY

P.D.

DRAWING No:

17/C323 /13

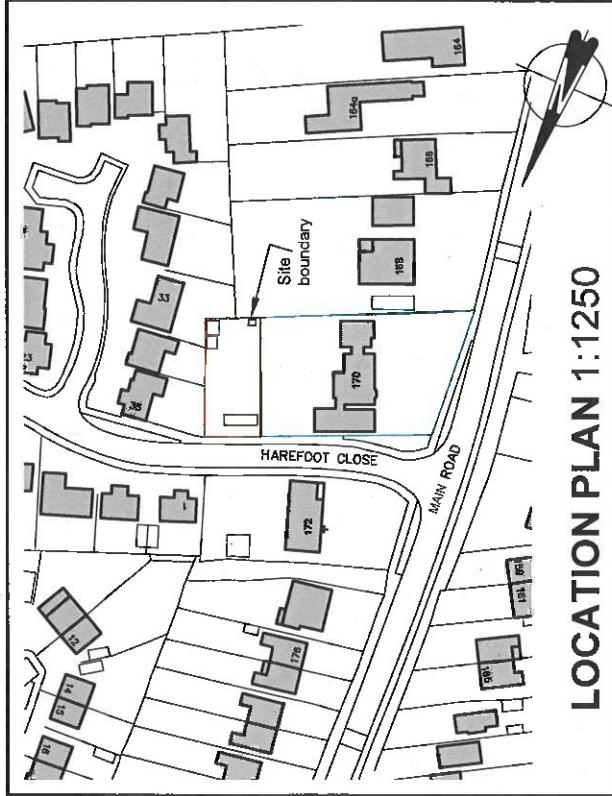
DATE

10-01-2018

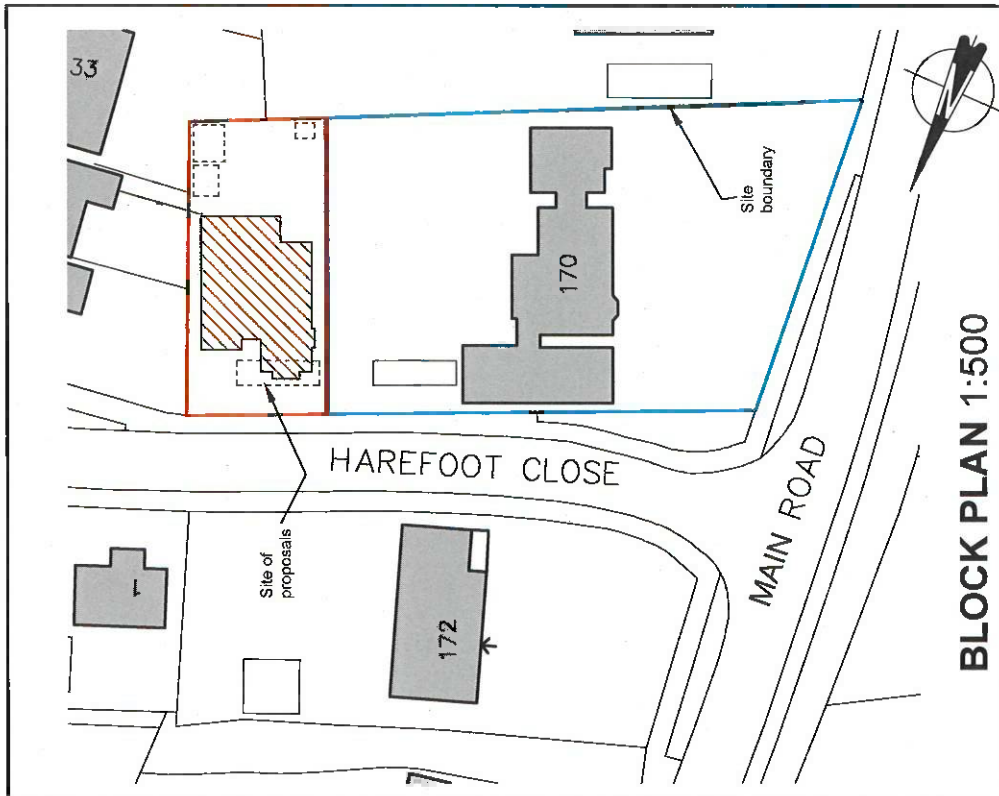
ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE CONSTRUCTION. ANY DISCREPANCIES TO BE DISCUSSED AND RESOLVED WITH ARCHITECTURAL SOLUTIONS PRIOR TO PROCEEDING.

THIS DRAWING IS THE PROPERTY OF ARCHITECTURAL SOLUTIONS AND MUST NOT BE COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

HEALTH AND SAFETY EXECUTIVE (HSE) WILL NEED TO BE NOTIFIED PRIOR TO COMMENCEMENT OF THE PROJECT.



LOCATION PLAN 1:1250



BLOCK PLAN 1:500





**INTERNAL GIA**  
Dwelling - 176m<sup>2</sup> (1894ft<sup>2</sup>)  
Integral Garage - 20m<sup>2</sup> (215ft<sup>2</sup>)

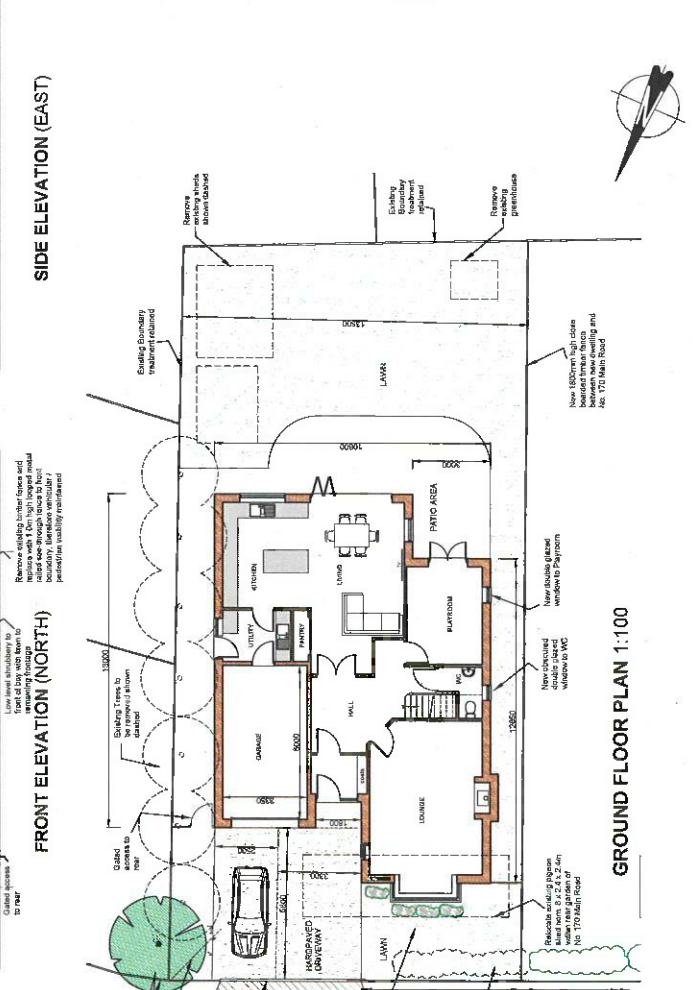
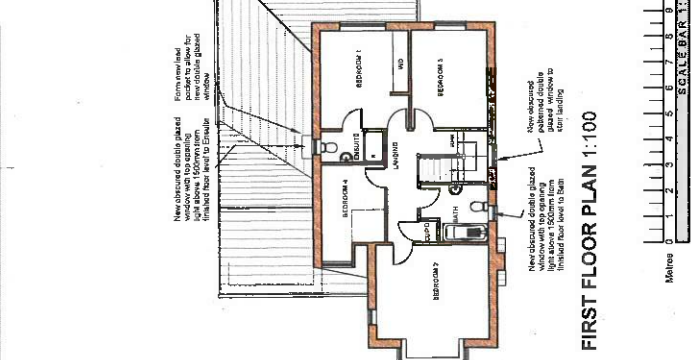
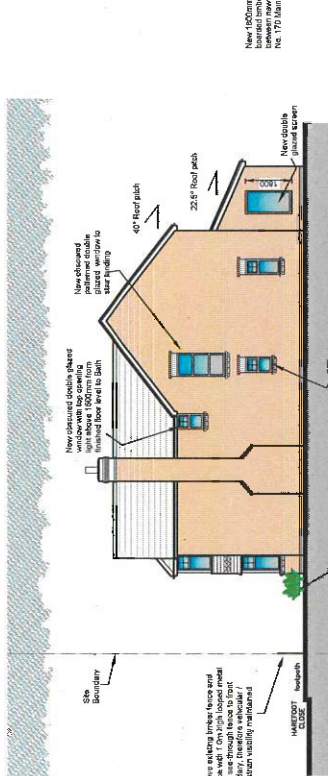
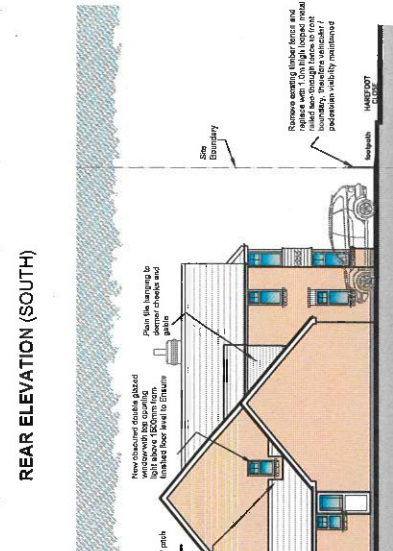
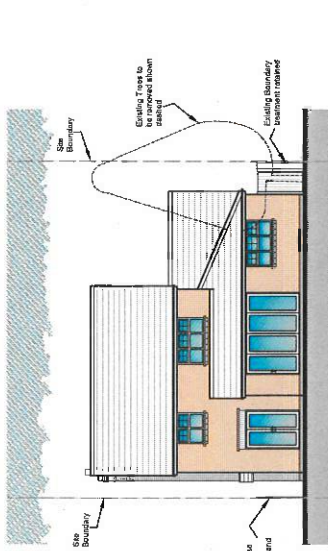
**SITE AREA**  
385m<sup>2</sup> (4144ft<sup>2</sup>)

REVISION G: Minor amendments, A.N. 03.01.19  
REVISION F: Amended following meeting with Planning Officer A.N. 23.12.18  
REVISION E: Amended sufficient to submit for Planning Officer Approval, A.N. 26.11.18  
REVISION D: Amended following meeting with Planning Officer, A.N. 11.10.2018  
REVISION C: Amended to show existing signpost N1, 25.04.2018  
REVISION B: Existing footprint to No. 170 Main Road amended, A.N. 13.02.2018  
REVISION A: Amended following client's comments, A.N. 17.01.2018

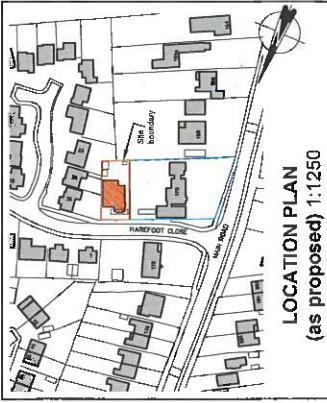
**PLANS AND ELEVATIONS**

**ARCHITECTURAL SOLUTIONS**  
9 South Street, Chislehurst, Kent, DA7 1JG  
Office: 01843 841771  
Mobile: 07791 234444  
Email: info@architecturalsolutions.co.uk

**CLIENT:** MR & MRS CAFFE  
**JOB DESCRIPTION:** PROPOSED NEW DWELLING TO REAR OF NO. 170 MAIN ROAD, DUNTON, NORTHAMPTON, NN6 6RE  
**SCALE:** 1:100 @ A1 **DATE:** 10.01.2018  
**DRAWN BY:** P.D. **DRAWING NO.:** 170CS2/119  
**DATE OF ISSUE:** 10.01.2018  
**SCALE:** 1:100 @ A1  
**DATE:** 10.01.2018  
**DRAWN BY:** P.D. **DRAWING NO.:** 170CS2/119  
**DATE OF ISSUE:** 10.01.2018







**LOCATION PLAN**  
(as proposed) 1:1250

**INTERNAL GIA**  
Dwelling - 176m<sup>2</sup> (1894ft<sup>2</sup>)  
Integral Garage - 20m<sup>2</sup> (215ft<sup>2</sup>)

**SITE AREA**  
385m<sup>2</sup> (4144ft<sup>2</sup>)

REVISION C: Minor amendments A.N. 03.01.19  
 REVISION F: Amended following meeting with Planning Officer A.N. 22.12.18  
 REVISION E: Amended sufficient to submit for Planning Application approval A.N. 26.11.18  
 REVISION A: Approved following meeting with Planning Officer A.N. 11.02.2018  
 REVISION C: Amended to show existing pigeon shed N.E. 25.04.2018  
 REVISION B: Schedules submitted to No. 170 Main Road Amended A.N. 09.02.2018  
 REVISION A: Amended following client's comments A.N. 17.04.2018

**SITE LAYOUT**

3 Tarefoot Close  
 Northampton  
 NN1 8BQ  
 Office: 01605 84777  
 Fax: 01605 84777  
 Email: info@architecturalsolutions.co.uk

CLIENT:  
 MR & MRS CARLE

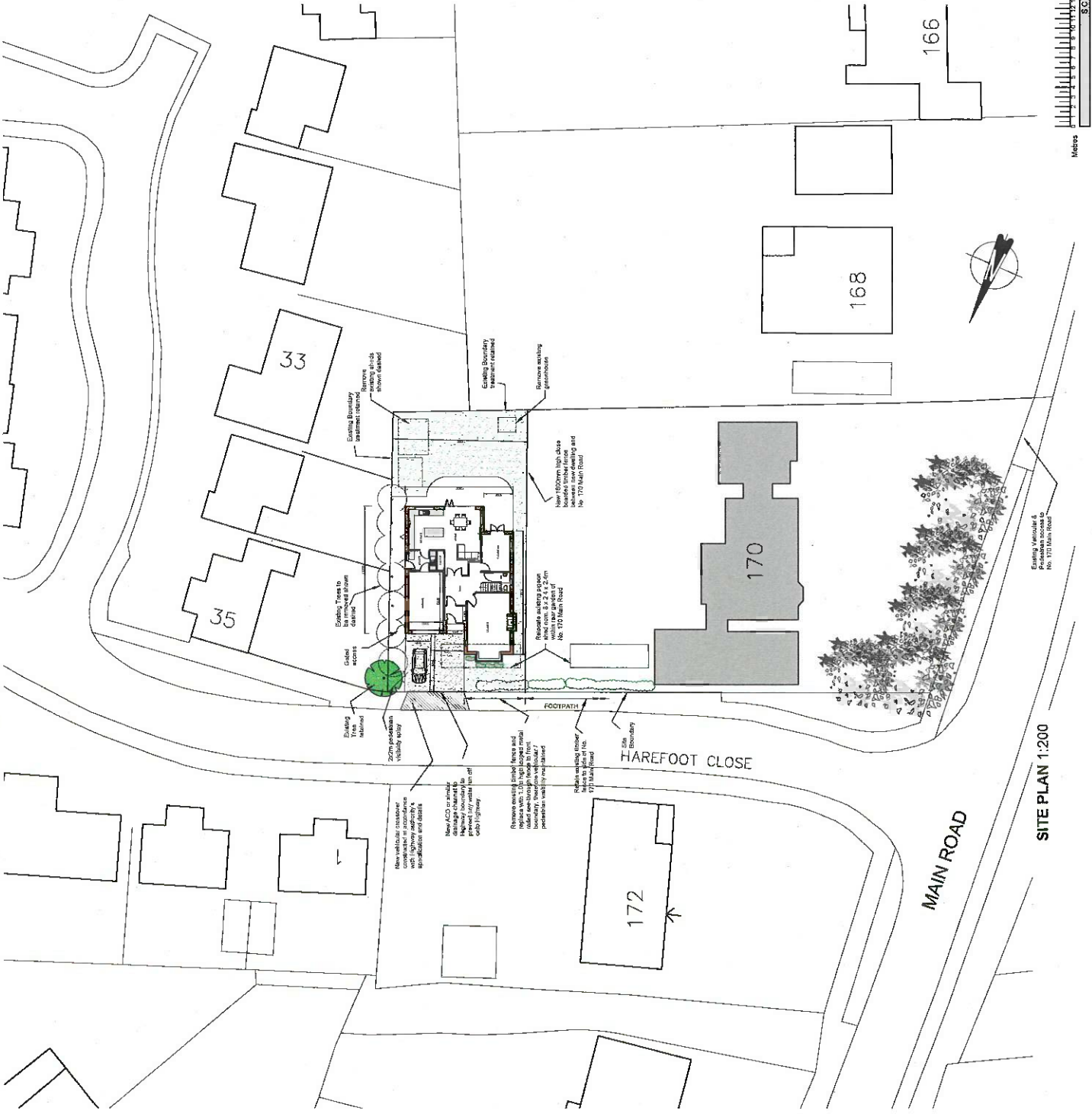
USE DESCRIPTION:  
 PROPOSED NEW DWELLING TO REAR OF NO. 170 MAIN ROAD, CUSTON, NORTHAMPTON, NN1 8RE

SCALE: 1:200 @ A1 DATE: 10.01.2018

DRAWN BY: P.D. DRAWING NO.: 170201706

ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED. ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED. ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED.

THIS DRAWING IS THE PROPERTY OF ARCHITECTURAL SOLUTIONS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL SOLUTIONS.



Notes

SITE PLAN 1:200



## David Simmons-Lindill

---

**From:** Gavin Smith  
**Sent:** 01 May 2018 09:49  
**To:** Rowena Simpson  
**Cc:** Planning  
**Subject:** Re: EP Comments - Planning App N/2018/0639

Good morning Rowena,

**PROPOSAL: NEW DWELLING WITH INTERGRAL GARAGE.**  
**LOCATION: LAND TO R/O 170 MAIN ROAD, DUSTON, NORTHAMPTON.**

Environmental Protection have reviewed the above mentioned planning permission and recommended the following conditions and advisory note the applicant are attached to any successful planning decision:

### Low Emission Strategy

In order for the development to meet Type 1 mitigation criteria detailed within the Councils adopted Low Emission Strategy for new build residential development, the following conditions are recommended to be attached:

- All gas-fired boilers to meet a minimum standard of <40 mgNO<sub>x</sub>/kWh.
- 1 charging point per unit (dwelling with dedicated parking) and ensure appropriate cabling is provided to enable increase in future provision.

### Informative Note to Applicant

In order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site must not occur outside the following hours: -

Monday – Friday                      7.30 a.m. – 18.00 p.m.  
Saturday                                8.30 a.m. – 13.00 p.m.  
NO WORK ON SUNDAYS & BANK HOLIDAYS.

If work at other times is required permission should be obtained from the local planning authority.

Kind regards

Gavin Smith  
Senior Environmental Health Officer  
Customers & Communities (Regulatory Services)

☎ 01604 837648  
✉ [@GSmith@northampton.gov.uk](mailto:GSmith@northampton.gov.uk)  
🌐 [www.northampton.gov.uk](http://www.northampton.gov.uk)

Northampton Borough Council  
The Guildhall, 1<sup>st</sup> Floor, St Giles Street, Northampton, NN1 1DE



**NORTHAMPTON**  
**BOROUGH COUNCIL**

Northampton Borough Council

Northampton Borough Council  
Northampton, Northamptonshire  
NN1 2EP  
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Fax: 01603 434344  
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Northampton Borough Council  
Northampton, Northamptonshire  
NN1 2EP  
Tel: 01603 434343  
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www.northampton.gov.uk

Northampton Borough Council  
Northampton, Northamptonshire  
NN1 2EP  
Tel: 01603 434343  
Fax: 01603 434344  
www.northampton.gov.uk



## Francesca Denton

---

**From:** Rowena Simpson  
**Sent:** 11 October 2018 08:56  
**To:** Planning  
**Subject:** FW: N/2018/0639 - Land to the rear of 170 Main Road, Duston

Please index to civica/MG

Rowena Simpson  
Senior Planning Officer  
Development Management  
Guildhall  
St Giles Square  
Northampton  
NN1 1DE

Tel No. 01604 837848

---

**From:** Rowena Simpson  
**Sent:** 08 October 2018 17:07  
**To:** Architectural Solutions (info@architectural-solutions.co.uk) <info@architectural-solutions.co.uk>  
**Subject:** N/2018/0639 - Land to the rear of 170 Main Road, Duston

Dear Pat,

I refer to the above application and to your e-mails of 20<sup>th</sup> September in which you indicated that amended plans would be submitted and agreeing to an extension of time to determine the application until 12<sup>th</sup> October 2018. This date is fast approaching and I do not appear to have received any amended plans. Furthermore I leave the authority in 11<sup>th</sup> October.

In the circumstances please can you update me on the situation with this application. I will need to report on this if there is to be any handover.

Regards,

Rowena Simpson  
Senior Planning Officer  
Planning Service  
Development Management  
Guildhall  
St Giles Square  
Northampton  
NN1 1DE

Tel No. 01604 837848

*Northampton Borough Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule. All planning applications for liable developments submitted and granted permission after 1st April 2016 will have to pay the levy. The charge only applies to residential development and to retail developments of more than 100 square metres outside the town centre. You can find out more about Northampton's CIL, including full details of which developments are liable and which are exempt by clicking here: <http://www.northampton.gov.uk/cil>*

## **Customer Feedback**

We would like your feedback to help us maintain and continually improve the standard of services we provide. As a customer of the **Regeneration, Enterprise and Planning Directorate** it would help us if you could take a moment to complete the online [survey](#) about your experience.

Any personal information you do provide to us will be held on a computer database. Your personal information will only be used by, and on behalf of, Northampton Borough Council in improving the service we provide to our customers.

If the hyperlink above does not work then please copy and paste this address into your internet browser:  
<https://www.surveymonkey.com/r/RepSatisfaction>

---

## Francesca Denton

---

**From:** Rowena Simpson  
**Sent:** 20 September 2018 14:32  
**To:** Planning  
**Subject:** FW: N/2018/0639 - Land to rear of 170 Main Rd, Duston

Please index to civica/MG – Application correspondence

Rowena Simpson  
Senior Planning Officer  
Development Management  
Guildhall  
St Giles Square  
Northampton  
NN1 1DE

Tel No. 01604 837848

---

**From:** Rowena Simpson  
**Sent:** 19 September 2018 17:19  
**To:** Architectural Solutions (info@architectural-solutions.co.uk) <info@architectural-solutions.co.uk>  
**Subject:** N/2018/0639 - Land to rear of 170 Main Rd, Duston

Dear Pat,

I refer to the above application and to our meeting on 3<sup>rd</sup> September 2018 when you indicated that you would be submitting amended plans. The planning application expires on the 30<sup>th</sup> September 2018, however I have received no amended plans to date. If you wish for amended plans to be considered as part of the current application we will need to agree a further extension of time to determine the application.

In the circumstances please can you contact me to discuss the matter.

Regards,

Rowena Simpson  
Senior Planning Officer  
Planning Service  
Development Management  
Guildhall  
St Giles Square  
Northampton  
NN1 1DE

Tel No. 01604 837848

*Northampton Borough Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule. All planning applications for liable developments submitted and granted permission after 1st April 2016 will have to pay the levy. The charge only applies to residential development and to retail developments of more than 100 square metres outside the town centre. You can find out more about Northampton's CIL, including full details of which developments are liable and which are exempt by clicking here: <http://www.northampton.gov.uk/cil>*

## **Customer Feedback**

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Any personal information you do provide to us will be held on a computer database. Your personal information will only be used by, and on behalf of, Northampton Borough Council in improving the service we provide to our customers.

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<https://www.surveymonkey.com/r/RepSatisfaction>

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**N/2019/0306**

**59 Main Road, Duston,  
Northampton, NN5 6JN**

**First floor 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	59
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)	471970
Northing (y)	261214

Description

**2. Applicant Details**

Title	
First name	Jan
Surname	Broomfield
Company name	
Address line 1	The Farmhouse
Address line 2	Corner Farm
Address line 3	Ashby St Ledger
Town/city	Northants
Country	

## 2. Applicant Details

Postcode	CV23 8UN
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	
First name	Tad
Surname	Dobraszczyk
Company name	T R DOBRASZCZYK RIBA
Address line 1	Cotherstone Lodge
Address line 2	Althorp
Address line 3	
Town/city	Northampton
Country	United Kingdom
Postcode	NN7 4HH
Primary number	01604770100
Secondary number	
Fax number	
Email	t.r.dobraszczyk.riba@gmail.com

## 4. Description of Proposed Works

Please describe the proposed works:

1st floor rear extension

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):

ironstone and render



## 5. Materials

Walls

Description of proposed materials and finishes:

render to match exist

Roof

Description of existing materials and finishes (optional):

brown conc tiles

Description of proposed materials and finishes:

as exist

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

2512/1/2/6A/7A

## 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

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

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

First name

## 10. Pre-application Advice

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

new householder app needed for proposed changes to previous approval

## 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

Mr

First name

Tad

Surname

Dobraszczyk

Declaration date  
(DD/MM/YYYY)

07/03/2019

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)

07/03/2019



This form should be saved to your device and then completed using the free Adobe Reader software or full Adobe Acrobat software. Many internet browsers and other software can be used to view PDF format files, but we cannot guarantee their compatibility or functionality in regard to these forms.

## 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 [http://www.planningportal.gov.uk/uploads/1app/cil\\_guidance.pdf](http://www.planningportal.gov.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.

### 1. Application Details

Applicant or Agent Name:

Tad Dobraszcyk

Planning Portal Reference  
(if applicable):

PP-07686789

Local authority planning application number  
(if allocated):

Site Address:

59 Main Road, Duston, Northampton

Description of development:

first floor rear extension

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 either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

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 are proposed, either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

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.gov.uk/cil](http://www.planningportal.gov.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.gov.uk/cil](http://www.planningportal.gov.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.gov.uk/cil](http://www.planningportal.gov.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				
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).

	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"/>	
1				0	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace				0			

### 7. Existing Buildings continued

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:

Tad Dobraszczyk

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

07.03.2019

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

<b>Application Reference</b>	N/2019/0306
<b>Location</b>	59 Main Road, Duston, Northampton, NN5 6JN
<b>Proposal</b>	First floor rear extension

### CONSULTEES

Name	Type	Sent Date	Expiry Date
Duston Conservation Area Advisory Committee	Consultation	21/03/2019	11/04/2019
NBC Conservation Section	Consultation	21/03/2019	11/04/2019
Duston Parish Council	Consultation	21/03/2019	11/04/2019
Cllr Tim Hadland	Consultation	21/03/2019	11/04/2019
Cllr Suresh Patel	Consultation	21/03/2019	11/04/2019
Duston Parish Council - Neighbourhood Forum	Consultation	21/03/2019	11/04/2019

Overall Consults Expiry Date: 11 April 2019

Overall Re-Consults Expiry Date:

### NEIGHBOURS

Address	Sent Date	Expiry Date	Re-consult Sent Date	Re-consult Expiry Date
15 Stone Way Northampton NN5 6HW	21/03/2019	11/04/2019		
57 Main Road Duston Northampton NN5 6JN	21/03/2019	11/04/2019		
70 Main Road Duston Northampton NN5 6JN	21/03/2019	11/04/2019		

72 Main Road Duston Northampton NN5 6JN	21/03/2019	11/04/2019	
Telephone Exchange Main Road Duston Northampton NN5 6JN	21/03/2019	11/04/2019	

**Overall Neighbour Expiry Date: 11 April 2019**

**Overall Neigh Re-consults Expiry Date:**

**Dobromila Jaskulska**

---

**From:** David Trubshaw  
**Sent:** 21 March 2019 14:25  
**To:** Planning  
**Subject:** N/2019/0306 - 59 Main Road, Duston

**NORTHAMPTON BOROUGH COUNCIL      INTERNAL MEMORANDUM**

**From:** David Trubshaw, Conservation      **To:** Planning

**Ref** N/2019/0306      **Date:** 21<sup>st</sup> March 2019

**Address**

59 Main Road, Duston

**Proposal**

First floor rear extension

**Site Location**

End property in a group of 18<sup>th</sup>/early 19<sup>th</sup> century stone cottages with gable parapets, set back from the road frontage on the edge of Duston Conservation Area.

**Policy Context**

**Planning (Listed Buildings and Conservation Areas) Act 1990**

S72 – local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area

**National Planning Policy Framework**

Para 132 – great weight to be given to conservation of heritage assets

**Northampton Local Plan**

Saved Policy E26 – new development to preserve or enhance character and appearance of conservation areas.

**West Northamptonshire Core Strategy**

Policy BN5 – designated heritage assets & their setting will be conserved and enhanced

**Analysis**

No objection. The proposal is reduced in extent and scale from the two storey rear and side extensions previously granted consent and will have an acceptable impact on the character and appearance of Duston Conservation Area.

David Trubshaw  
Senior Planning Officer - Conservation



Our Ref, 2512

**59 Main Road, Duston  
Northampton**

**HERITAGE IMPACT ASSESSMENT**

**1. Proposed Development**

Consent is sought for a first floor rendered extension over an existing single storey rear extension at the rear of the property.

**2. Heritage Asset – Statement of Significance**

The house is in the Duston Conservation Area. It's significance is as part of a terrace of stone cottages.

The proposed extension is to the rear of the existing cottage and has a lower ridge line than the main house in line with the council's guidance on extensions.

Currently the rear of the property has a flat roof single storey red brick extension. It is proposed to build a first floor above this extension with a gabled end which is more in keeping with the Conservation area than the existing flat roof. The new first floor extension and existing ground floor extension will both be rendered to match the existing side elevation of the main house

### **3. Conclusion**

The scheme meets the NPPF objective of avoiding any substantive harm to the character or appearance of the conservation area.

Accordingly, the provisions of NPPF paragraphs 7 and 131, concerning the requirement that new development protects the historic environment, and the desirability of sustaining the significance of heritage assets, are both met.

In addition, the scheme satisfactorily meets the statutory requirement contained in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to “pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas”.

---

07.06.18





SITE LOCATION PLAN  
AREA 4 HA  
SCALE: 1:1250 on A4  
CENTRE COORDINATES: 471924 , 261244



Supplied by Streetwise Maps Ltd  
[www.streetwise.net](http://www.streetwise.net)  
Licence No: 100047474  
16:45:02 21/05/2018



SITE LOCATION PLAN  
AREA 4 HA  
SCALE: 1:1250 on A4  
CENTRE COORDINATES: 471924 , 261244



Supplied by Streetwise Maps Ltd  
[www.streetwise.net](http://www.streetwise.net)  
Licence No: 100047474  
16:45:02 21/05/2018



Contractors shall check all dimensions before starting work and report any discrepancies to the architect.

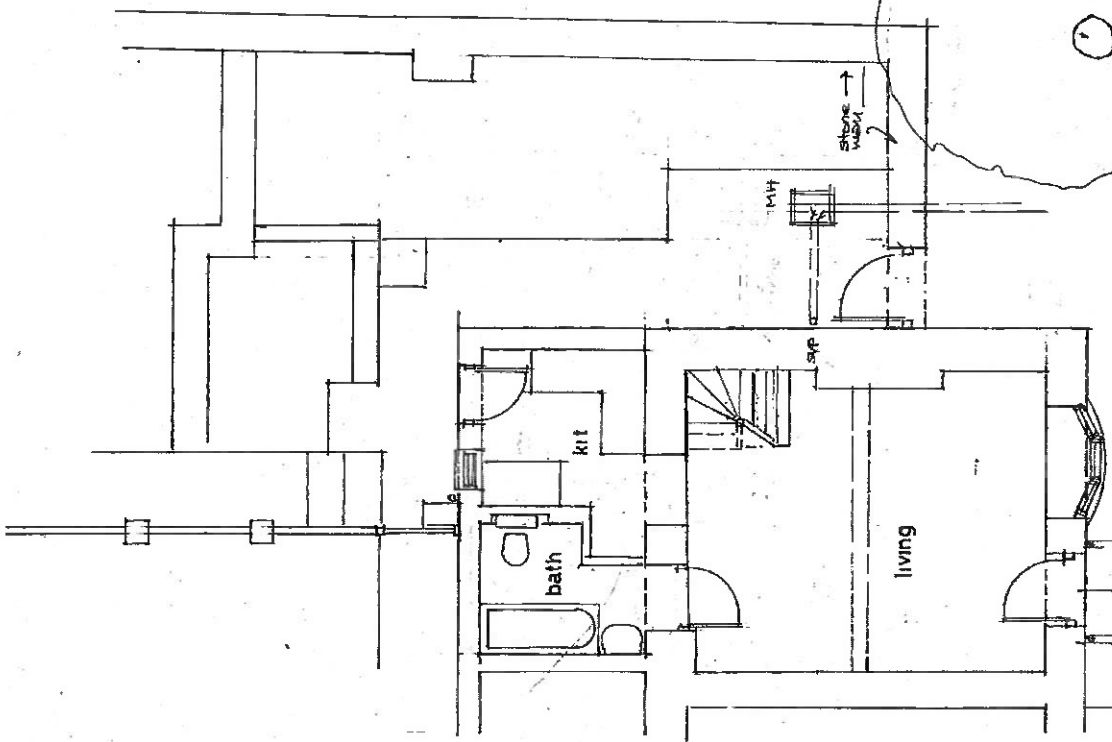
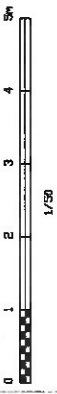
REVISIONS	
No.	Description

NOTES	
No.	Description

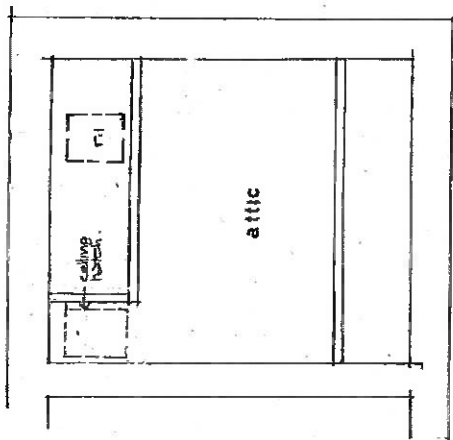
Title  
 59 MAIN RD DUSTON  
 AS EXISTING

Scale 1/50  
 Date 12/04/08  
 Drawn - Eryl  
**TR DOBRASZYK RIBA**  
 Coburns Lodge, Abberly,  
 Northampton NN7 4PH  
 Telephone 01604 779109  
 Email T.dobraszyk@triba.com

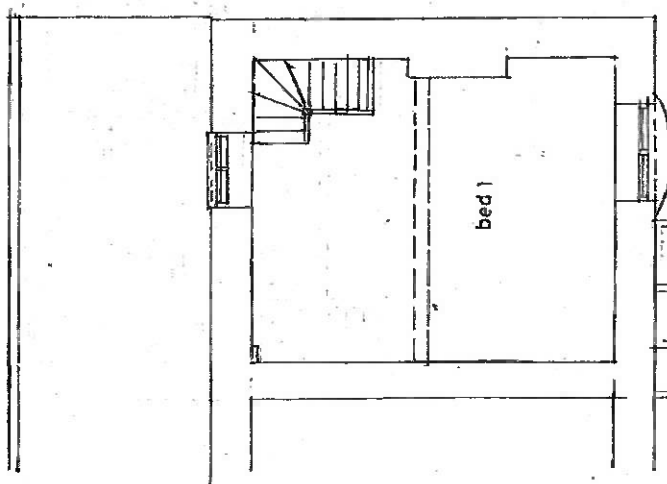
Drawing No. 2512 / 1



GROUND FLOOR PLAN

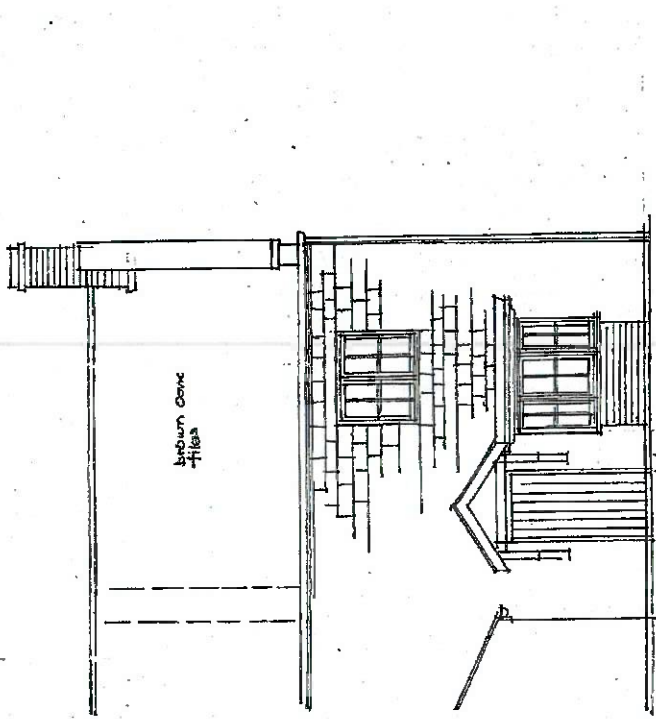


ROOF PLAN



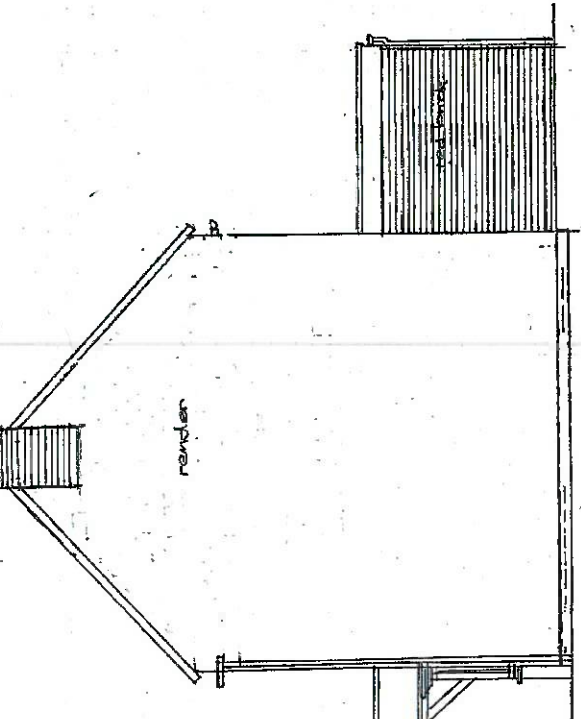
FIRST FLOOR PLAN

<p>Contractors shall check all dimensions before starting work and report any discrepancies to the architect.</p>	
REVISIONS	
No.	Description
Date	
<p>NOTES</p>	
No.	Description
Date	
<p>Title</p>	
<p>59 MAIN RD DUSTON</p>	
<p>AS EXISTING</p>	
Scale	1/50
Drawn	TR DOBRASZCZYK RIBA
Checked	
<p>TR DOBRASZCZYK RIBA          Contractors Lodge, Atherton,          Warrington, Merseyside,          WA14 7JG          Email: <a href="mailto:trdobraszczykriba@gmail.com">trdobraszczykriba@gmail.com</a></p>	
<p>Drawing No. 2512 / 2</p>	

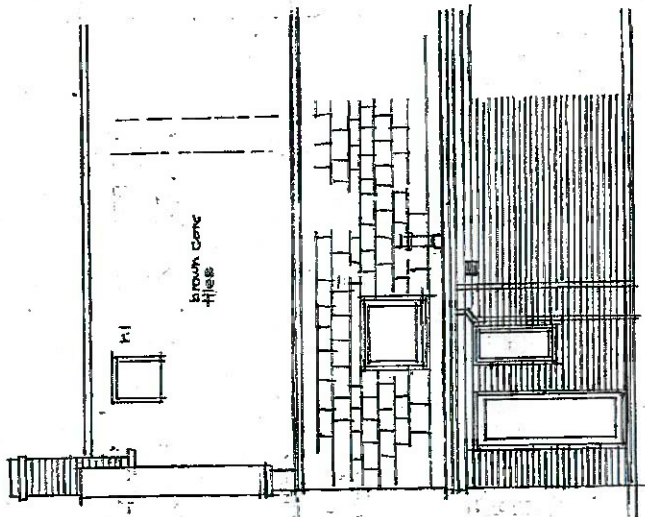


NORTH EAST ELEVATION

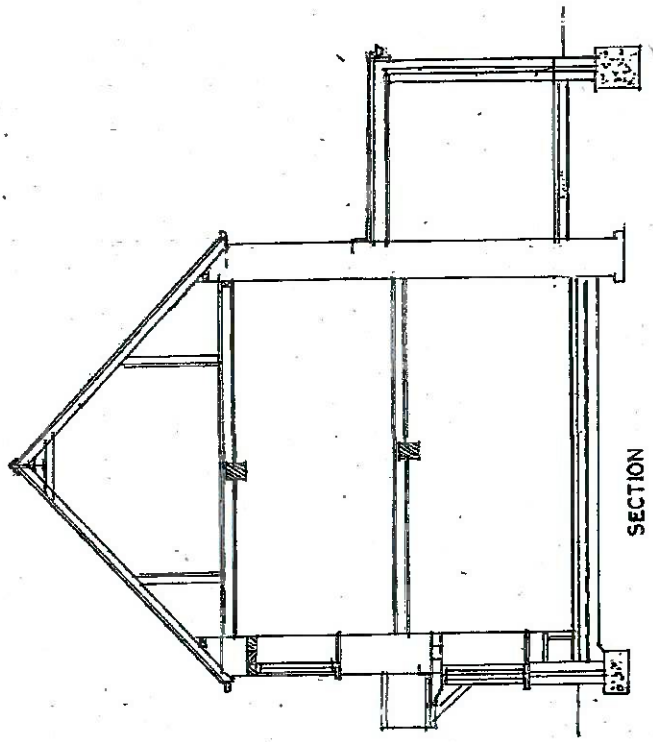
Red brick



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SECTION







**N/2019/0352**

**115 Ryeland Road,  
Northampton, NN5 6XN**

**Single storey front  
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	115
Suffix	
Property name	
Address line 1	Ryeland Road
Address line 2	
Address line 3	
Town/city	Northampton
Postcode	NN5 6XN

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

Easting (x)	471356
Northing (y)	261940

Description

**2. Applicant Details**

Title	Mr & Mrs
First name	
Surname	Coleman
Company name	
Address line 1	115, Ryeland Road
Address line 2	
Address line 3	
Town/city	Northampton
Country	

## 2. Applicant Details

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

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	Mrs
First name	
Surname	Allen
Company name	Avenue Architectural Design Ltd
Address line 1	Old Church Chambers
Address line 2	
Address line 3	
Town/city	northampton
Country	
Postcode	NN5 5LH
Primary number	07834545423
Secondary number	01604684986
Fax number	
Email	susan@aadesign.ltd

## 4. Description of Proposed Works

Please describe the proposed works:

Single storey front extension

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):	Brick

## 5. Materials

### Walls

Description of proposed materials and finishes:

To match existing

### Roof

Description of existing materials and finishes (optional):

Tiled Roof

Description of proposed materials and finishes:

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

A18-017 CIL  
A18-017-001 Site Location & Block Plan  
A18-017-002 Existing Plan & Elevations  
A18-017-003 Rev B Proposed Plan & Elevations

## 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

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

## 11. Authority Employee/Member

(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](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:

Avenue Architectural Design

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

Site Address:

115 Ryeland Road, Duston, Northampton, NN5 6XN

Description of development:

Single storey front extension

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](http://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](http://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](http://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"/>	
1					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> 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				
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:

Susan Allen - Avenue Architectural Design Ltd

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

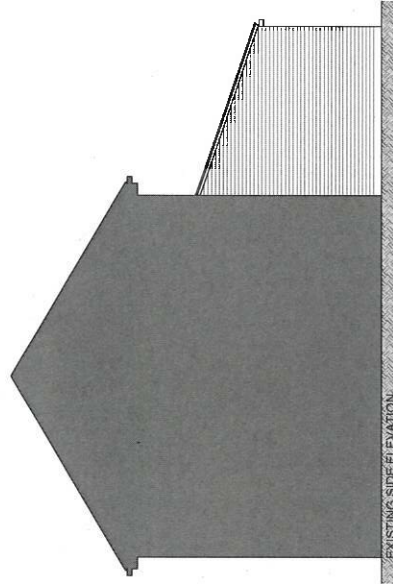
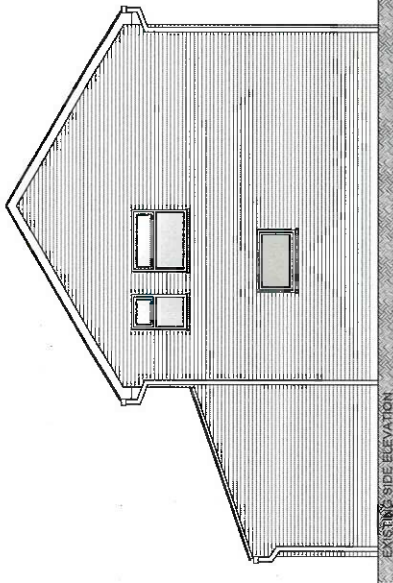
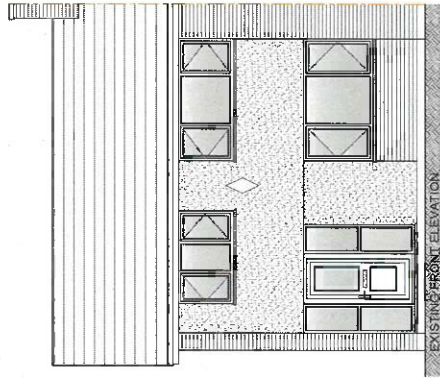
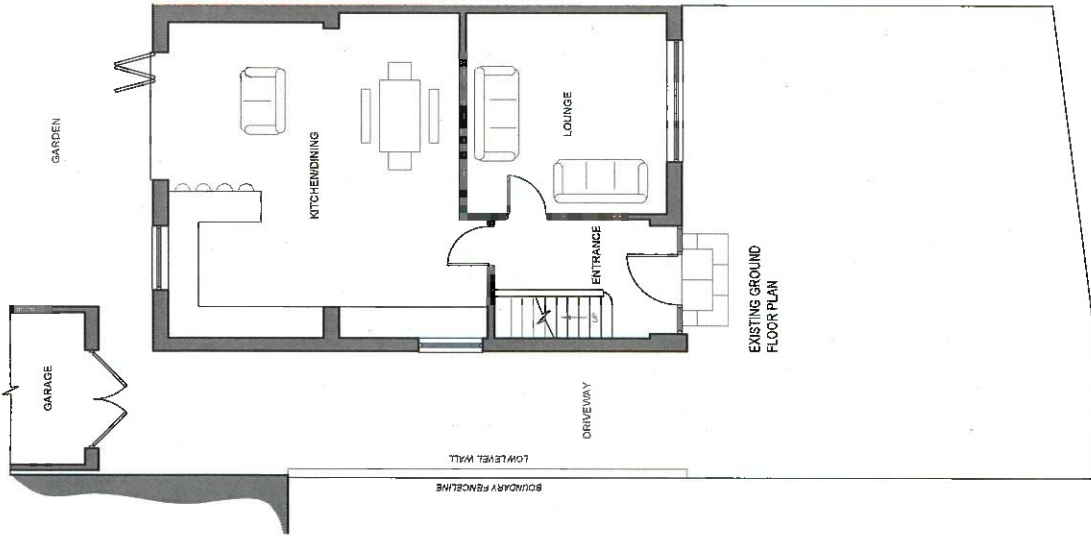
18.03.2018

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:





PLEASE NOTE THAT ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS



Placing requests for the following purposes only and as such are subject to detailed site investigation. Please note that any one or more of the OS Sheets and editions of existing site features and all other relevant information verified by a site survey. Do not scale. Only figured dimensions to be worked to. No liability will be accepted for amendments made by other persons. The contractor is to check and verify ALL dimensions and locate prior to work commencing.

This contractor is to comply with all current Building Legislation, whether or not specifically stated in this contract. The contractor is to bear with and checked against all relevant Engineers drawings and all other specialist information provided. ANY DISCREPANCIES TO BE REPORTED TO AVENUE ARCHITECTURAL DESIGN LTD IMMEDIATELY.  
Avenue Architectural Designs Limited Company Number 11776021

Mr & Mrs Coleman  
115 Ryeland Road, Duston  
Northampton, NN5 6XN

Existing Plan & Elevations  
A18 - 017 - 002 Rev A  
Scale 1:100 @A3



Old Church Chambers, 22-24  
Sawills Road, St James  
Northampton, NN5 5JH  
Telephone 01604 666 986  
info@avenuead.co.uk





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Location Plan 1:1250



PLEASE NOTE THAT ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS



Proposed Block Plan 1:500

Planning proposals are for illustrative purposes only and as such are subject to detailed site investigation. Planning proposals may be revised or amendments of OS Streets and estimations of existing site features and will therefore need to be verified by a site survey. Do not scale. Only figured dimensions to be worked to. No liability will be accepted for amendments made by other persons. The contractor is to check and verify ALL dimensions and values prior to work commencing.

The contractor is to comply with all current Building Regulations whether or not specifically stated on this drawing. The drawing must be read with and checked against all relevant Engineers drawings and all other specialist information provided. ANY DISCREPANCIES TO BE REPORTED TO AVENUE ARCHITECTURAL DESIGN LTD IMMEDIATELY.  
 Avenue Architecture Design Limited Company Number 11716821

Mr & Mrs Coleman  
 115 Ryeland Road, Duston  
 Northampton, NN5 6XN

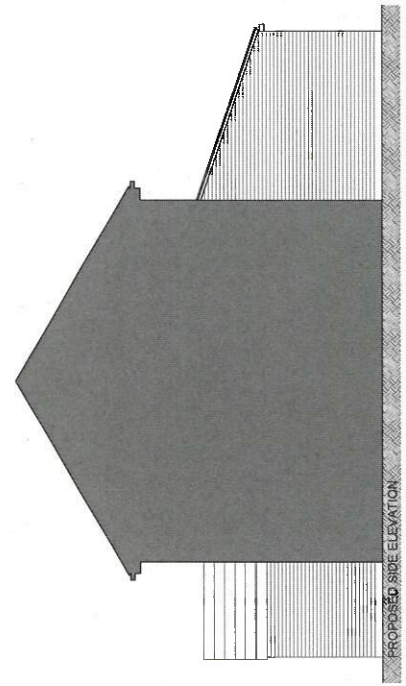
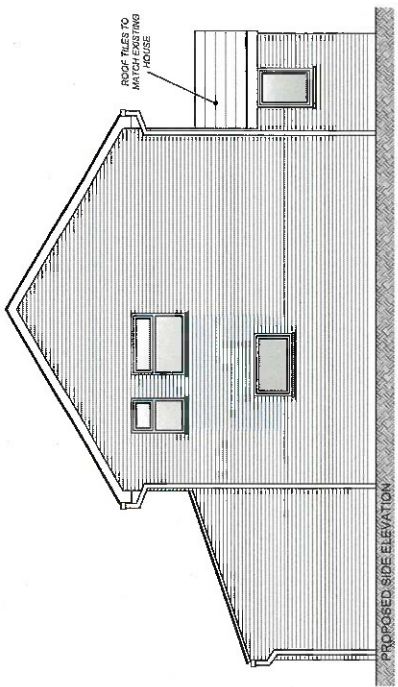
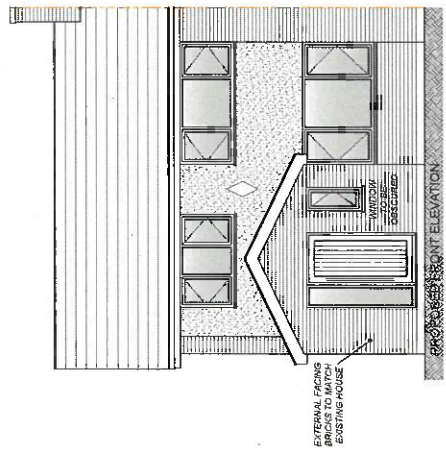
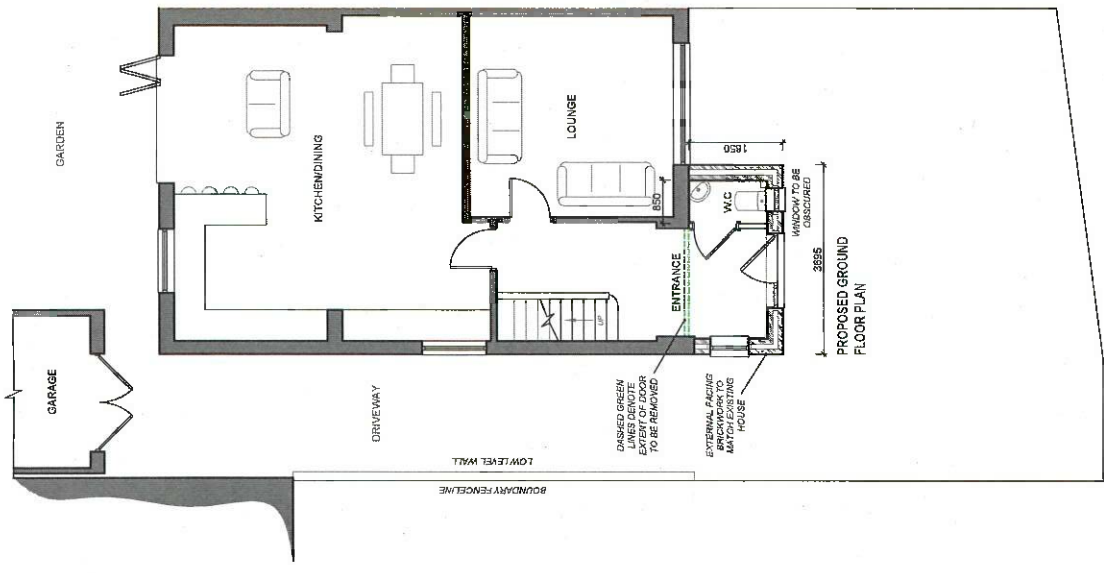
Site Location & Block Plan  
 A18 - 017 - 001  
 Scale 1:1250, 500 @A3



04 Church Chambers, 23-24  
 Mill Hill Road, Mill Hill  
 Northampton, NN5 2HT  
 Telephone 0304 048 048  
 Email: info@avenuead.co.uk







PLEASE NOTE THAT ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS



Planning proposals are for illustrative purposes only and as such are subject to detailed site investigation. Planning proposals may be based on arrangements of works as shown on this drawing. This drawing is not to be used for construction purposes. ANY DISCREPANCIES TO BE REPORTED TO AVENUE ARCHITECTURAL DESIGN LTD IMMEDIATELY.  
 No liability will be accepted for amendments made by other persons. The contractor is to check and verify ALL dimensions and levels prior to work commencing.

The contractor is to comply with all current Building Legislation whether or not specifically stated on this drawing. This drawing is not to be used for construction purposes. ANY DISCREPANCIES TO BE REPORTED TO AVENUE ARCHITECTURAL DESIGN LTD IMMEDIATELY.  
 Avenue Architectural Design Limited Company Number 117 0821

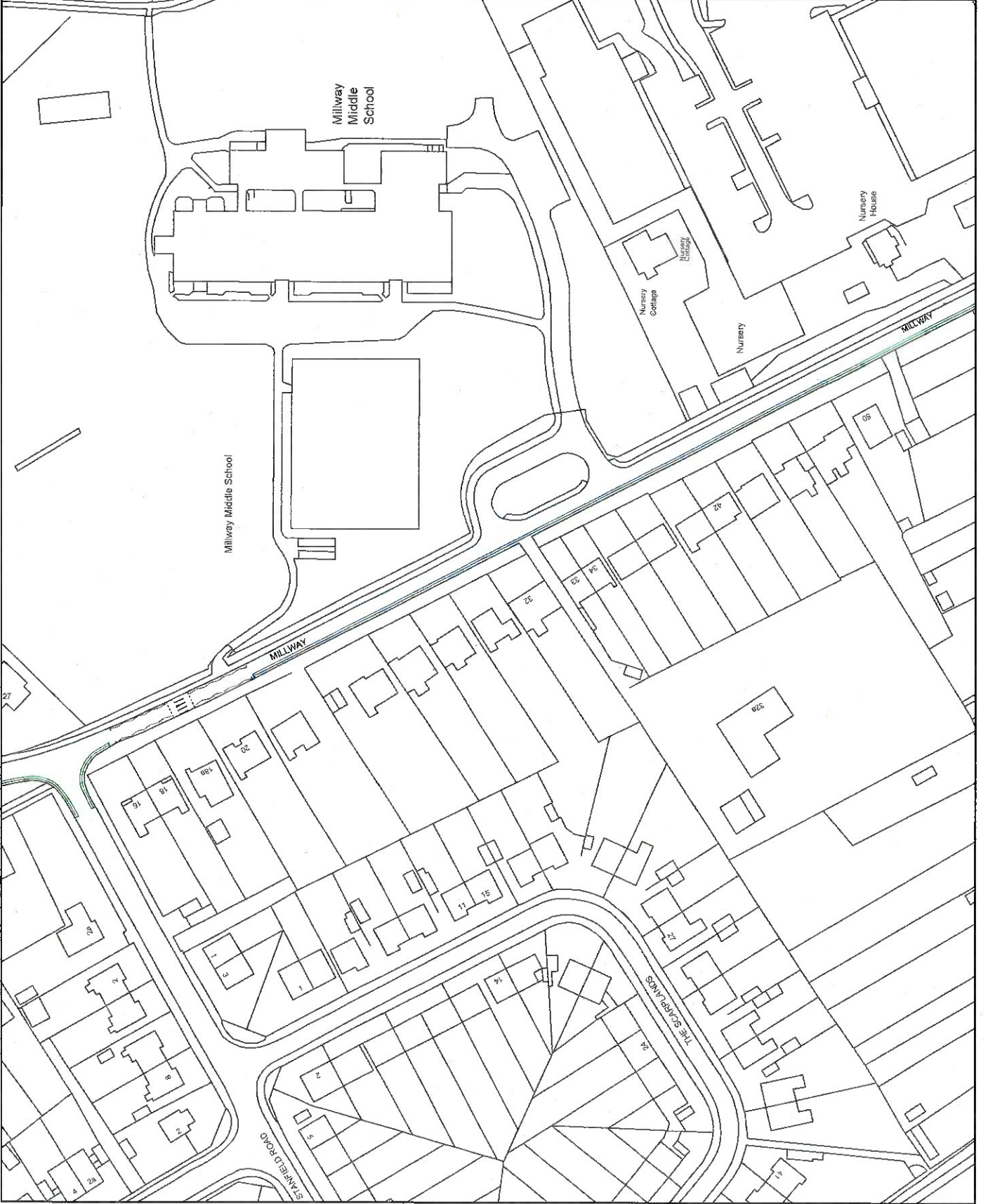
**Mr & Mrs Coleman**  
 115 Ryeland Road, Duxton  
 Northampton, NN5 6XN

**Proposed Plan & Elevations**  
 A18 - 017 - 003 Rev B  
 Scale 1:100 @A3



04 Church Chambers, 23/24  
 Sandhill Road, 26, June  
 Northampton, NN5 3NY  
 Telephone 0300 664 966  
 info@avenuead.co.uk





<p><b>KEY</b></p> <p>EXISTING 'NO WAITING AT ANY TIME' RESTRICTIONS TO REMAIN</p> <p>PROPOSED NEW 'NO WAITING AT ANY TIME' RESTRICTIONS (DOUBLE YELLOW LINES)</p>	

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Published 2018.

REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS: **CONSULTATION**

Northamptonshire Highways

**PROJECT:**  
NORTHAMPTON WAITING RESTRICTION  
REVIEW 2018-19

**TITLE:**  
PROPOSED PARKING RESTRICTIONS  
MILLWAY, DUSTON  
REF - NBC 016

SCALE: 1:1000	CHECKED: JLP	APPROVED: JLB	DATE: Sept 2018
PROJECT NO: NH18B103	DATE: 17/09/18	DATE: 17/09/18	DATE: 17/09/18
DRAWING NO: S802/18/098			

**REV: v1**



Proposed 'no waiting at any time' (double yellow lines) in Millway, Duston

Reference		Comments	Summary
Letter Ref	Comment No	Comment	Summary of View
NBC18-01	NBC18-01.1	<p>I am a resident of Millway (26) and would like to point out that the proposed yellow lines on the resident side of the road only, will not make any difference to the current problems we have with people parking on the road. With Millway being a narrow road, the problems that we get are when people park on the other side of the road, which can cause the following: 1) Through traffic mounting the opposite grass path verges to get past, which is an imminent danger to pedestrians and also damages the grass path verges, which not only looks a mess but is also a hazard! 2) Traffic from either way struggle to get through, which regularly causes road rage and results in them mounting the grass verges to get by (as above). 3) Visibility issues when crossing the road. 4) Difficulty in manoeuvring in and out of driveways. 5) Traffic entering private driveways to turn around. 6) Cars parking on the road all day. Can you rethink the proposals so that yellow lines can be introduced on both sides of the road. This should alleviate the problems above.</p>	<p>Double yellow lines on one side of the road will not alleviate any existing problems including traffic mounting verges, visibility issues and difficulty manoeuvring vehicles. Double yellows should be proposed on both sides of Millway as this will alleviate problem.</p>
NBC18-05	NBC18-05.1	<p>As a resident of Millway I would like to strongly oppose the proposed double yellow lines for the following reasons... The parking problem is on the opposite side where Millway school is. If you are going to install double yellow lines then they should be on that side of the road.</p>	<p>Opposes the proposal on the grounds that the problem is on the opposite side of the road where Millway school is and this is the side of the road that should be restricted.</p>
NBC18-05	NBC18-05.2	<p>The double yellow lines look unsightly, Millway is a historic street and part of Duston's heritage. The houses are period houses and double yellow lines running across the front of them will spoil the look of the street. Given that they will be serving no purpose whatsoever, I don't feel that this is acceptable.</p>	<p>Double yellow lines look unsightly especially in a Historic part of Duston. The proposed lines will ruin the look of the street and serve no purpose.</p>
NBC18 - 05	NBC18-05.3	<p>This proposal has come about as a result of a petition, however I feel that most people who signed would have expected the lines to be on the opposite side of the road. Had this been clear I am sure many people would not have signed it, myself included.</p>	<p>This proposal has come about as a result of a petition, however I feel that most people who signed would have expected the lines to be on the opposite side of the road. Had this been clear I am sure many people would not have signed it, myself included.</p>

Proposed 'no waiting at any time' (double yellow lines)  
in Millway, Duston

Reference		Comments	Summary
Letter Ref	Comment No	Comment	Summary of View
NBC18-22	NBC18-22.1	1 Yellow lines up Millway will not stop the school traffic.	The proposal will not stop the root of the issue on this road.
NBC18-22	NBC18-22.2	1 Every time I go to my mothers property which is 50 Millway she has yellow lines but the cars just drive up on the grass verge.	Cars ignore existing double yellow lines to drive up and park on verges.
NBC18-22	NBC18-22.3	1 This parking problem does not stop at the weekends, music school Saturday AM. Cobblers or Saints fans. Over the weekend.	Parking problem does not stop at weekends and is also caused by vehicles other than for the school.