



DUSTON PARISH COUNCIL

Parish Office
Duston Community Centre
Pendle Road
NORTHAMPTON
NN5 6DT

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

PLANNING COMMITTEE

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

11th October 2019

Dear Councillor,

You are hereby summoned to a meeting of Duston Parish Council in Duston Community Centre, Pendle Road, Duston, NN5 6DT on **Thursday 17th October 2019 6:30pm** when the following business will be transacted.

AGENDA

25. To receive apologies for absence

26. To receive and approve the minutes of the meeting held on Thursday 19th September 2019 -(APPENDIX A)

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

Please note, this is a public meeting and you may be filmed, recorded and published. Copies of all council papers are available to download at www.duston-pc.gov.uk

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

29. Planning Applications

29(a)

N/2019/1214, 41 Newton Road, Northampton, NN56TR

Non Material Amendment to Planning Permission N/2018/1686 (Single storey side extension, new porch and first floor side extension) to increase the utility size with a window added next to new door

29(b)

N/2019/1117, 268B Main Road, Duston, Northampton, NN5 6PP

New bungalow with attached garage on land to rear of 268 Main Road, Duston (Amendment to Approved application N/2016/1083)

29(c)

N/2019/1236, 8 Grange Avenue, Northampton, NN56SR

New two storey detached dwelling to the western side of No. 8 Grange Avenue with off street car parking to new and existing dwelling

29(d)

N/2019/1177, Church View, 3A Main Road, Duston, Northampton, NN5 6JB

Single storey rear bedroom and garden room extensions

30. Section 106 Money

- To discuss outstanding S106 from previous developments.

31. Ashwood Road – Parking Restriction Proposal

- To agree a response to the proposal

Justin Gleich

Signed on original

Clerk to Duston Parish Council



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PLANNING COMMITTEE

MINUTES 19th SEPTEMBER 2019

CHAIRMAN OF COMMITTEE: Cllr Pepper, in the Chair

PRESENT: Cllrs Clarke, Huffadine-Smith

IN ATTENDANCE:

Gary Youens – Deputy Parish Clerk

18. To receive apologies for absence

Cllrs Ingram, Maitland, Pape

19. To receive and approve the minutes of the meeting held on 15th August 2019 -

It was RESOLVED:

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

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

Cllr Huffadine-Smith declared a non-pecuniary interest in Item 22(e).

21. Public participation session

None

22. Planning applications

22(a)

N/2019/1060, 503 Harlestone Road Northampton, NN5 6NX

Single Storey rear extension

It was RESOLVED:

No objection in principle but all properties that are part of the common rear access should be consulted on this planning application. These are properties 505, 507, 509, 511, 513.

22(b)

N/2019/1126, Telephone Call Box Opp Weggs Farm Road, Northampton

British Telecom Proposed removal of public phone box consultation

22(c)

N/2019/1131, Telephone Kiosk, Harlestone Road, Northampton

British Telecom Proposed removal of public phone box consultation

22(d)

N/2019/1132, Telephone Kiosk, Chiltern Avenue, Northampton

British Telecom Proposed removal of public phone box consultation.

It was RESOLVED:

Not to comment on these applications but suggest to Council that all three be adopted and fitted with a defibrillator and 999 call facility. Effectively be a 'mini emergency medical centre'.

22(e)

N/2019/1087, 77 Duston Wildes Northampton, Northamptonshire NN5 6NR

Two storey side extension together with new porch and alterations

It was RESOLVED:

To make no objection or comment on this application.

23. Section 106

It was RESOLVED:

To put this on the agenda for the next Planning Committee.

24. Planning Consultations

24(a)

West Northamptonshire Strategic Plan Issues (APPENDIX C)

It was RESOLVED:

To submit the following points into the public consultation

- The strategy should be up to 2050
- Keep the 35% affordable housing requirement for Northampton and the surrounding area (known as the 'Northampton Related Development Area'). There needs be stronger commitment that this will be adhered to.
- Public open spaces and play areas are welcome on new build developments and this should continue. However, West Northamptonshire should take the approach of Daventry District Council in that developers are encouraged in the first instance to see if POS can be adopted by the appropriate Parish Council.
- Seek alternatives to the "Sustainable Urban Extension (SUE)" model and look to spread the housing growth more evenly across the whole of West Northamptonshire.
- Consider very carefully whether to fully incorporate the objectives of Oxford – Cambridge Arc into WNJCS as government policy and statistics can change frequently.

24(b)

Houses In Multiple Occupation Supplementary Planning Document (APPENDIX D)

It was RESOLVED:

To submit the following response into the public consultation

- Duston Parish Council supports the draft HMO SPD but ultimately there should be a Borough wide Article 4 directive.
- The landlord of the HMO must ensure, through their own funds, that there is provision for at least 1 parking space per bedroom.

24(c)

Draft Supplementary Planning Document Parking Standards July 2019 (APPENDIX E)

It was RESOLVED:

To submit the following response into the public consultation

- Duston Parish Council supports the draft Parking Standards SPD.
- However, there should be at least 1 parking space per bedroom (excluding the garage). A single parking space should be 3 metres in width and 6.5 metres in length. An enclosed parking space should 3.5 metres in width and 6.5 metres in length. A double parking space should be 6 metres in width and 6.5 metres in length.

N/2019/1214

**41 Newton Road,
Northampton, NN56TR**

**Non Material Amendment to
Planning Permission N/2018/1686
(Single storey side extension,
new porch and first floor side
extension) to increase the utility
size with a window added next to
new door**



**NORTHAMPTON
BOROUGH COUNCIL**

Development Control

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

Tel: 0300 330 7000 / email: planning@northampton.gov.uk

Application for a non-material amendment following a grant of planning permission.

Town and Country Planning Act 1990

Publication of applications on planning authority websites.

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

1. Site Address

Number	41
Suffix	
Property name	
Address line 1	Newton Road
Address line 2	
Address line 3	
Town/city	Northampton
Postcode	NN5 6TR

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

Easting (x)	472498
Northing (y)	262035

Description

2. Applicant Details

Title	Mrs
First name	Emma
Surname	May
Company name	
Address line 1	41, Newton Road
Address line 2	
Address line 3	
Town/city	Northampton

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="NN5 6TR"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text"/>
First name	<input type="text" value="Jack"/>
Surname	<input type="text" value="Burr"/>
Company name	<input type="text" value="Kwalita Design Solutions"/>
Address line 1	<input type="text" value="14 Wansford Meadows"/>
Address line 2	<input type="text" value="Gorran Haven"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="St Austell"/>
Country	<input type="text"/>
Postcode	<input type="text" value="PL266HU"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates? Yes No

If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given? Yes No Not Applicable

5. Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Reference number:

Date of decision

5. Description of Your Proposal

What was the original application type?

HouseholderPlanningPermisson

For the purpose of calculating fees, which of the following best describes the original application type?

- Householder development; Development to an existing dwelling-house or development within its curtilage
 Other: anything not covered by the above category

6. Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Increased utility size with a window added next to new door in utility.

Are you intending to substitute amended plans or drawings?

Yes No

If yes please complete the following

Old plan/drawing numbers

KDS0018-JB-001-NN56TR-M3-A-0001
KDS0018-JB-001-NN56TR-M3-A-0002
KDS0018-JB-001-NN56TR-M3-A-0003
KDS0018-JB-001-NN56TR-M3-A-0004

New plan/drawing numbers

KDS0018-JB-001-NN56TR-M3-A-0001
KDS0018-JB-001-NN56TR-M3-A-0002
KDS0018-JB-001-NN56TR-M3-A-0003
KDS0018-JB-001-NN56TR-M3-A-0004

Please state why you wish to make this amendment

To make the utility room a more comfortable and useable space.

7. 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?

- The agent
 The applicant
 Other person

8. Pre-application Advice

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

Yes No

9. 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?

10. 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)

18/09/2019

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

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

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

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

Privacy Notice

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

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

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

1. Application Details

Applicant or Agent Name:

Mr Alex Palgrave

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated): N/2018/1686

Site Address:

41 Newton Road
Northampton
NN5 6TR

Description of development:

Two-storey 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: N/2018/1686 (not material, amending existing permission)

No

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

2. Liability for CIL

Does your development include:

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

Yes No

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

Yes No

c) None of the above

Yes No

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

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

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

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

Yes No

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

Yes No

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

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

4. Exemption or Relief

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

Yes No

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

Yes No

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

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

Yes No

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

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

Yes No

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

5. Reserved Matters Applications

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

Yes

Please enter the application number:

No

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

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

6. Proposed New Floorspace

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

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

Yes No

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

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

Yes No

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

c) Proposed floorspace:

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

Alex Palgrave

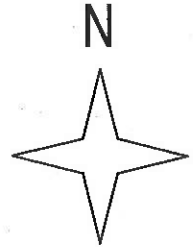
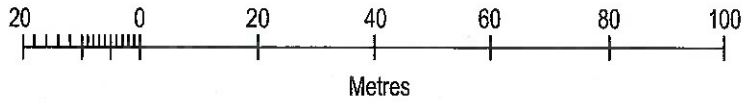
Date (DD/MM/YYYY). Date cannot be pre-application:

18/09/19

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

For local authority use only

App. No:



PROJECT TITLE:
41 Newton Road – Extension
Client – Emmie May

DRAWING TITLE:
Location Plan

SCALE:
1:1250 @ A4

DRAWING NO:			
PROJECT	ORIGINATOR	VOLUME	LOCATION
KDS0018	– JB	– 001	– NN5 6TR –
TYPE		ROLE	
M3	– A	NUMBER	
		– 0001	

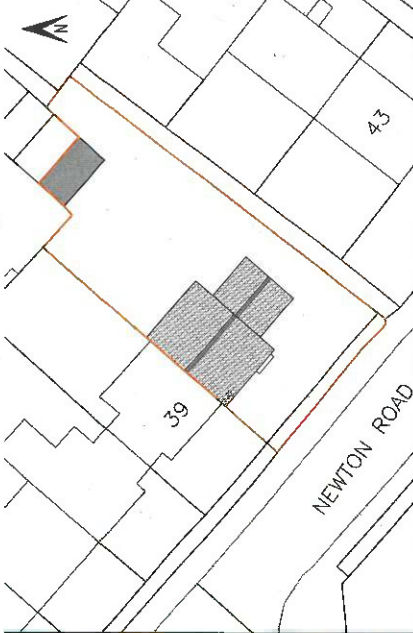
PROJECT REF.:	DRAWING STATUS:	SUITABILITY:	REVISION:
KDS0013	Planning App	S3	P01

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Visualisation



Block Plan - existing



Block Plan - proposed

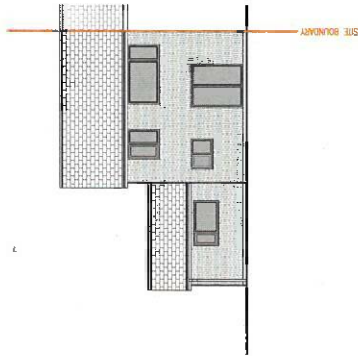


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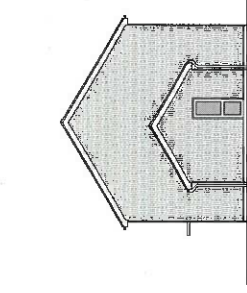
NOTES

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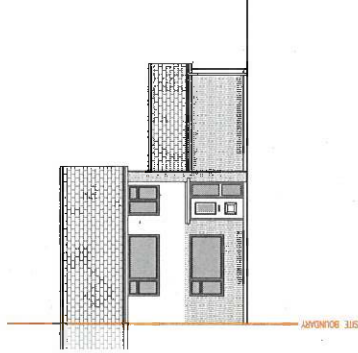
North East elevation - existing



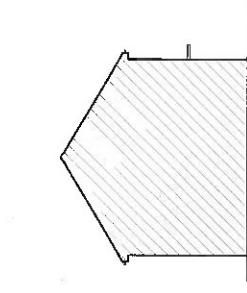
South East elevation - existing



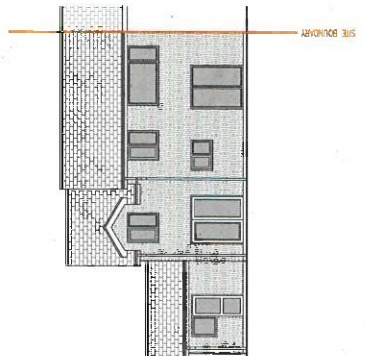
South West elevation - existing



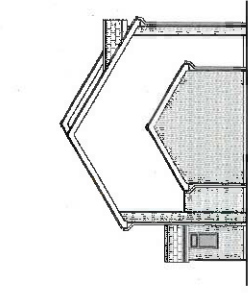
North West elevation - existing



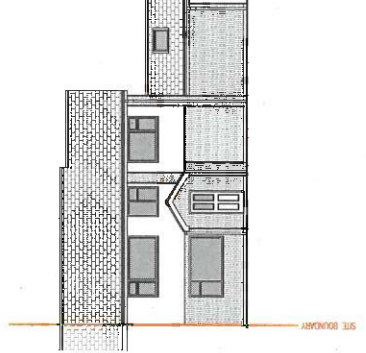
North East elevation - proposed



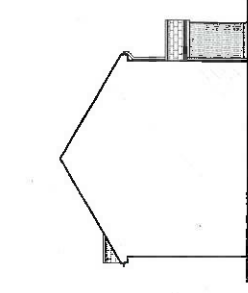
South East elevation - proposed



South West elevation - proposed



North West elevation - proposed



kwaltita design solutions

PROJECT TITLE:
41 Newton Road - Extension
Client - Erminie May
DRAWING TITLE:
Visual
Block Plans - Exist & Prop
Elevations - Exist & Prop

SCALE:
Visual NTS, Block Plans 1:200 &
Elevations 1:100 (NAT)

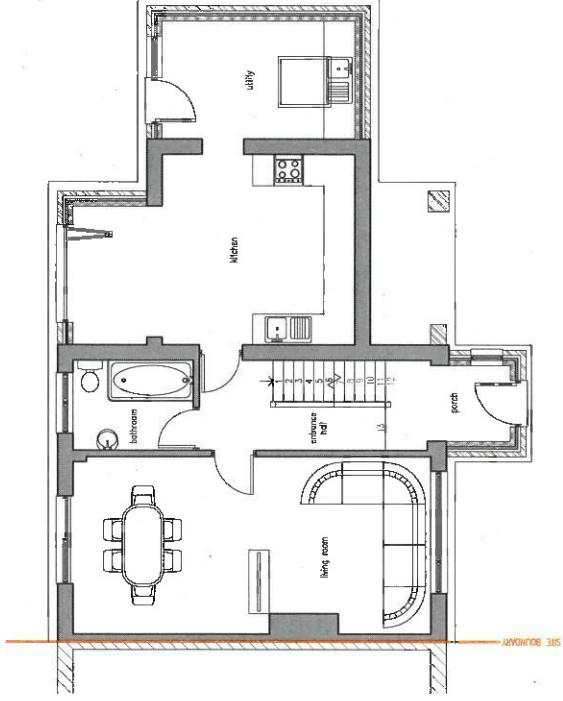
PREPARED BY:	DATE:	SCALE:
DESIGNED BY:	DATE:	SCALE:
DRAWING NO.:	DATE:	SCALE:
PROJECT NO.:	DATE:	SCALE:
DATE:	DATE:	SCALE:
DATE:	DATE:	SCALE:
DATE:	DATE:	SCALE:

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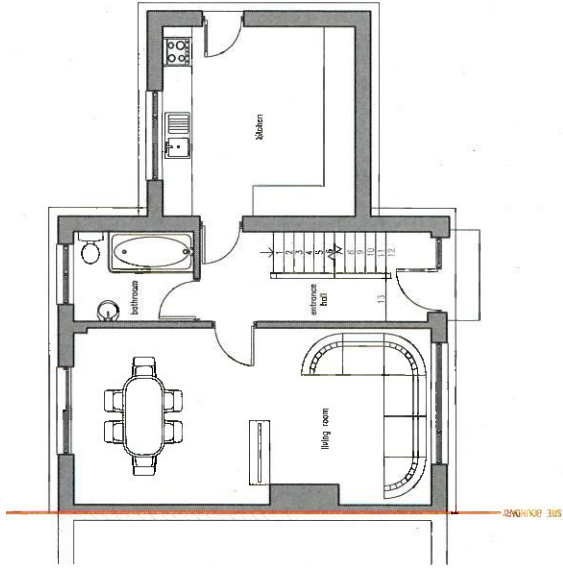
NOTES

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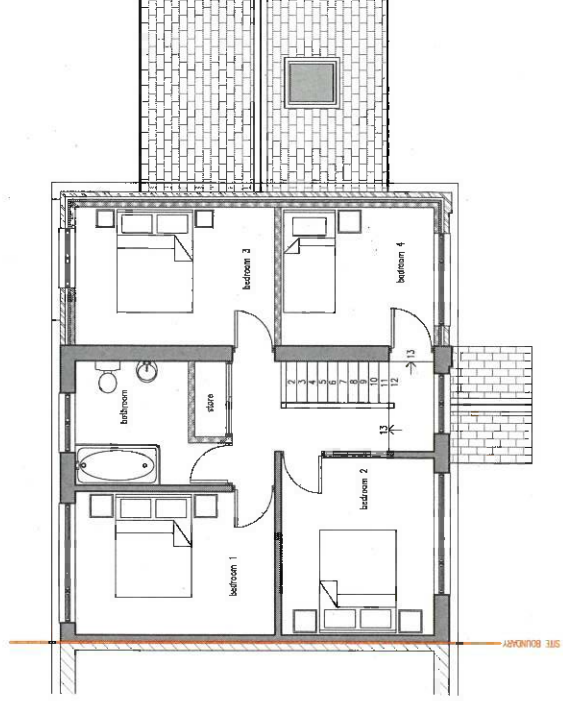
plan - ground floor - proposed



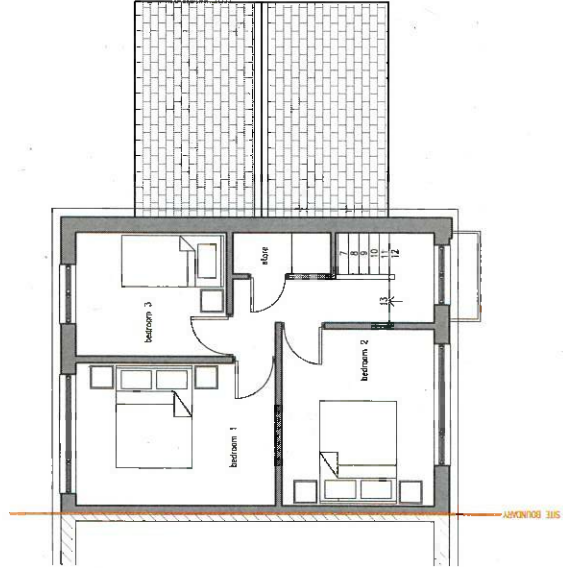
plan - ground floor - existing



plan - first floor - proposed



plan - first floor - existing



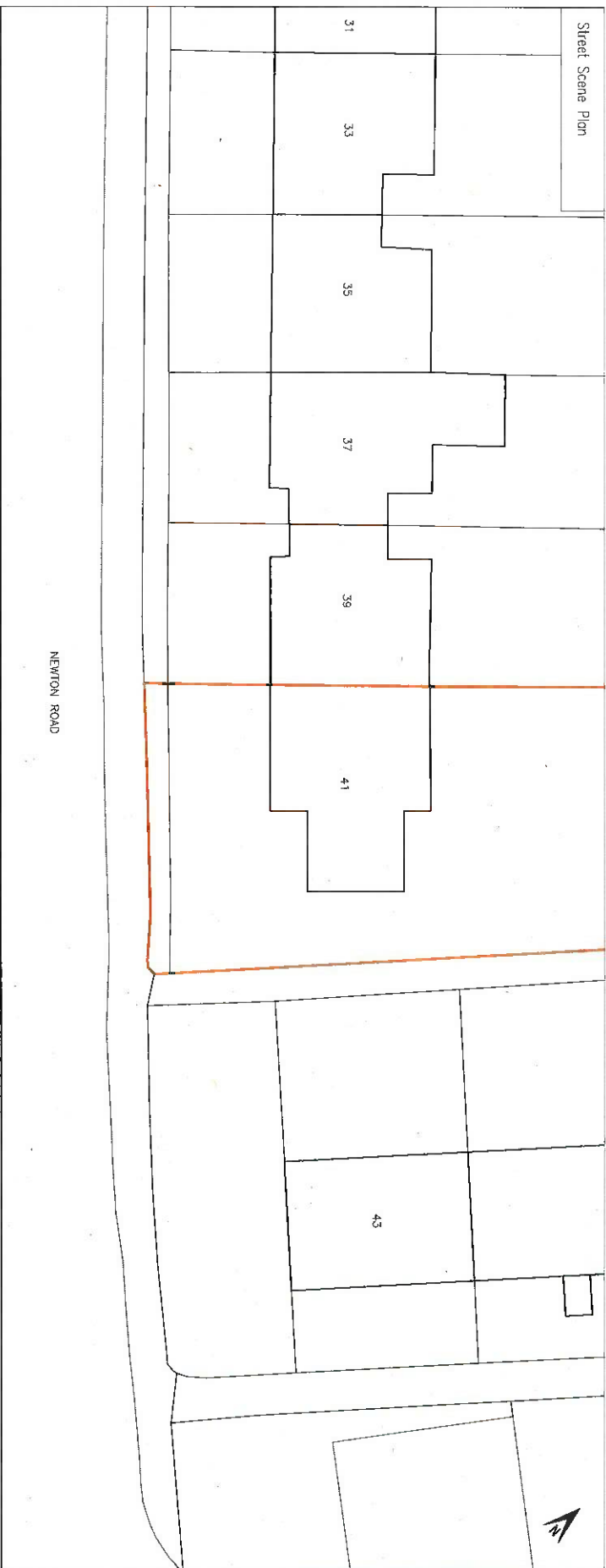
REV	DATE	DESCRIPTION
001	14.12.27	Final issue
002	01.11.28	Revised utility and first floor extension
003	10.02.25	Issued for RFP
004	16.08.15	Increase utility area

kwalita design solutions

PROJECT TITLE
41 Newton Road - Extension
Client - Emmie May
DRAWING TITLE
Plans
Existing & Proposed

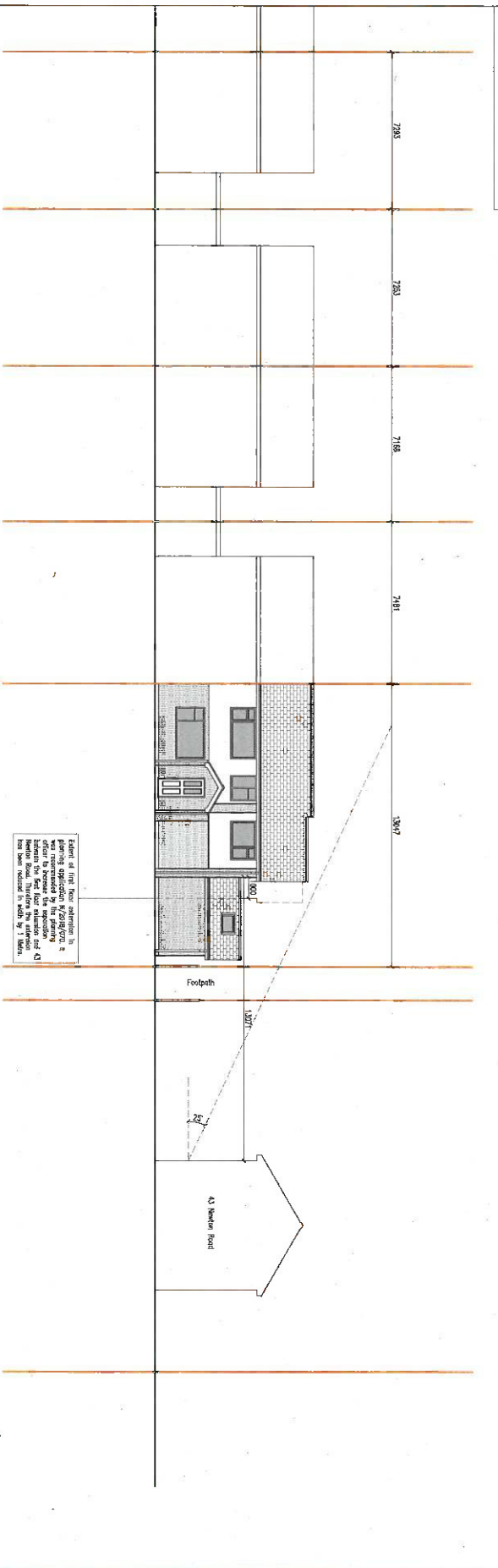
SCALE	1:50
PROJECT NUMBER	0411
DATE	14.12.27
ISSUED FOR	RFP
DRAWING NO.	10.001
PROJECT NO.	41NR
CLIENT	Emmie May
TYPE	RESIDENTIAL
DATE	14.12.27
PROJECT REF.	41NR
PROJECT NAME	41 Newton Road - Extension
PROJECT ADDRESS	41 Newton Road
PROJECT CITY	Newton
PROJECT STATE	NSW
PROJECT COUNTRY	AUSTRALIA

Street Scene Plan



- NOTES**
1. All dimensions are in millimeters unless otherwise stated.
 2. Do not scale from this drawing.

Street Scene Elevation



Extent of this plan elevation is shown by the dashed line. The area within the dashed line is not recommended by the planning authority. The area outside the dashed line is the responsibility of the applicant. The site boundaries are shown by the orange lines. The site boundaries have been reduced in width by 1 meter.



PROJECT TITLE:
41 Newton Road - Extension
Client - Ermine Moy
DRAWING TITLE:
Street Scene

Scale:	1:100
Project Manager:	Ermine Moy
Designer:	Ermine Moy
Checker:	Ermine Moy
Approver:	Ermine Moy
Date:	15/03/18

DRAWING NO.: 1503018-01	DATE: 15/03/18
PROJECT NO.: 1503018	DATE: 15/03/18
CLIENT NO.: 1503018	DATE: 15/03/18
PROJECT NAME: 41 Newton Road - Extension	DATE: 15/03/18

NO.	DATE	DESCRIPTION
1	15/03/18	Final Issue

N/2019/1117

**268B Main Road, Duston,
Northampton, NN5 6PP**

**New bungalow with
attached garage on land
to rear of 268 Main Road,
Duston (Amendment to
Approved application
N/2016/1083)**



This form should be saved to your device and then completed using the free Adobe Acrobat Reader application or full version of Adobe Acrobat. Many internet browsers and other applications can display PDF files, but we cannot guarantee their compatibility in regard to these forms. We specifically advise users of Apple devices not to use 'Preview' because of known issues.

Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

Please note: This version of the form should only be used for submissions relating to planning applications in England. There is a legacy version of the form for use in Wales. Download the legacy version of this 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 Note before you complete the form. This and additional per-question help can be viewed at: https://e-cab.planningportal.co.uk/uploads/1app/cil_guidance.pdf

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 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:

TWENTY TEN DEVELOPMENTS LTD

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

N/2019/1117

Site Address:

268 B MAIN ROAD
DUSTON
NORTHAMPTON
NN5 6PP

Description of development:

TO ATTACH DETACHED GARAGE TO BUNGALOW WITH
MINOR INTERNAL ALTERATIONS AND REVISED WEST END
ELEVATION (AMENDMENT OF N/2016/1584)

2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes
If yes, please complete the rest of this question

No
If no, you can skip to Question 3

b) Please enter the application reference number

N/2016/1580

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes No

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes No

If you answered 'yes' to either (c) or (d), please go to Question 5

If you answered 'no' to both (c) and (d), you can skip to Question 8

3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes
If yes, please complete the rest of this question

No
If no, you can skip to Question 4

b) Please enter the application reference number

If you answered 'yes' to (a), you can skip to Question 8

If you answered 'no' to (a), please go to Question 4

4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes No

b) Does the application include creation of 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 gross internal area created)?

Yes No

If you answered 'yes' to either (a) or (b), please go to Question 5

If you answered 'no' to both (a) and (b), you can skip to Question 8

8. Declaration

I/we confirm that the details given are correct.

Name:

Philip A Bate For TWENTY TEN DEVELOPMENTS LTD

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

20/09/2019

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

Application reference:

PLANNING CONSULTATION LIST

Application Reference	N/2019/1117
Location	268B Main Road, Duston, Northampton, NN5 6PP
Proposal	New bungalow with attached garage on land to rear of 268 Main Road, Duston (Amendment to Approved application N/2016/1083)

Consultees			
Name	Type	Sent Date	Expiry
Duston Parish Council	Consultation	30/09/2019	21/10/2019
Cllr John Caswell	Consultation	30/09/2019	21/10/2019
Cllr Matthew Golby	Consultation	30/09/2019	21/10/2019
Duston Parish Council - Neighbourhood Forum	Consultation	30/09/2019	21/10/2019

Overall Consult Expiry Date: 21 October 2019

Overall Re-Consults Expiry Date:

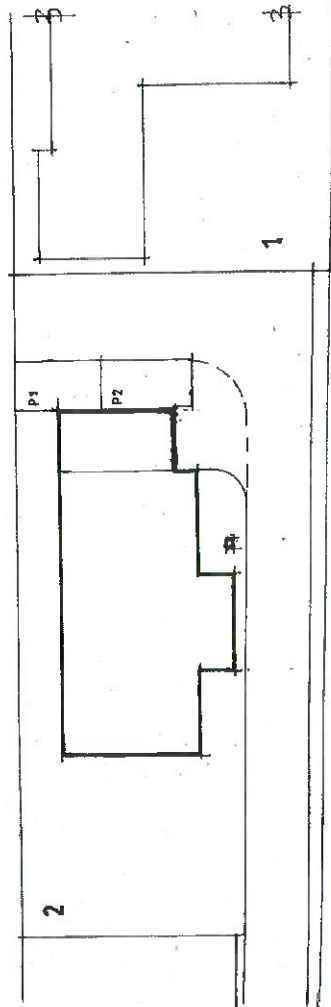
Neighbours

Address	Sent Date	Expiry Date	Re-Consult-Sent Date	Re-Consult Expiry Date
266A Main Road Duston Northampton NN5 6PP	30/09/2019	21/10/2019		
268A Main Road Duston Northampton NN5 6PP	30/09/2019	21/10/2019		
270 Main Road Duston Northampton NN5 6PP	30/09/2019	21/10/2019		
8 Belvoir Close Northampton Northamptonshire NN5 6RJ	30/09/2019	21/10/2019		
7 Belvoir Close Northampton Northamptonshire NN5 6RJ	30/09/2019	21/10/2019		
6 Belvoir Close Northampton Northamptonshire NN5 6RJ	30/09/2019	21/10/2019		
268 Main Road Duston Northampton Northamptonshire NN5 6PP	30/09/2019	21/10/2019		
1 Woodley Chase Northampton NN5 6PS	30/09/2019	21/10/2019		
2 Woodley Chase Northampton NN5 6PS	30/09/2019	21/10/2019		

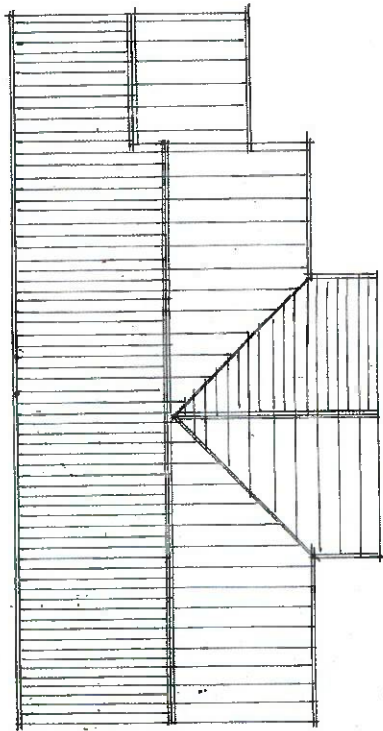
247 Main Road Duston Northampton NN5 6PR	30/09/2019	21/10/2019		
268C Main Road Duston Northampton NN5 6PP	30/09/2019	21/10/2019		

Overall Neighbour Expiry Date: 21 October 2019

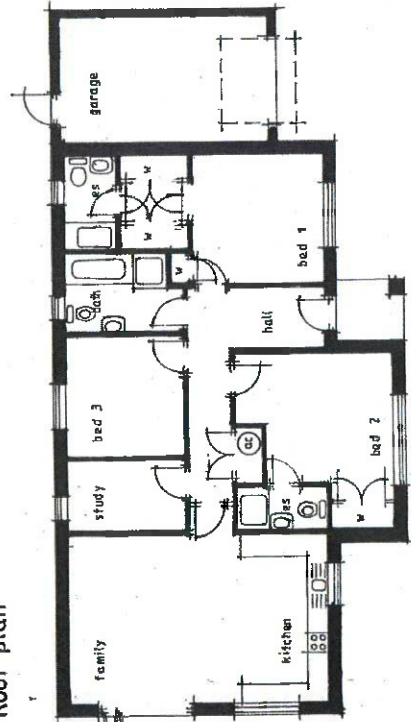
Overall Neighbour Re-Consults Expiry Date:



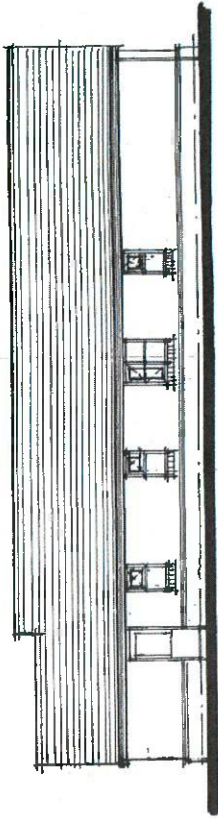
Site plan 1:200



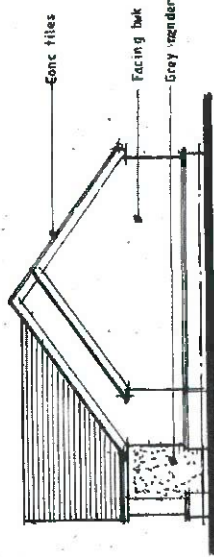
Roof plan



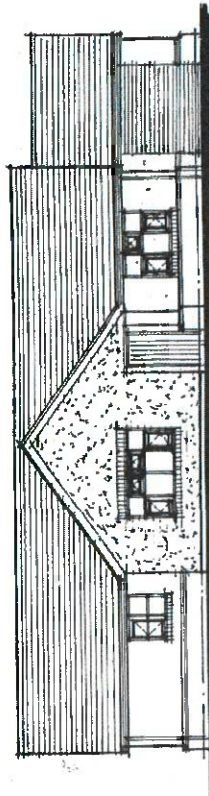
Plan



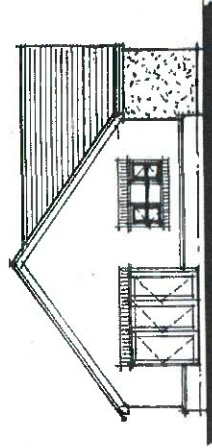
Rear north



End east



Front south



End west

A UPVC cladding replaced with render

Revisions

PHIL BATES
Architectural Technician

CLIENT **TWENTY TEN DEVELOPMENTS Ltd**

PROJECT Residential development SCALE 1:100

Rear 268 Main Road DATE June 2019

DUSTON NN5 6PP

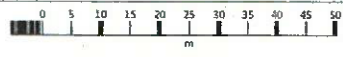
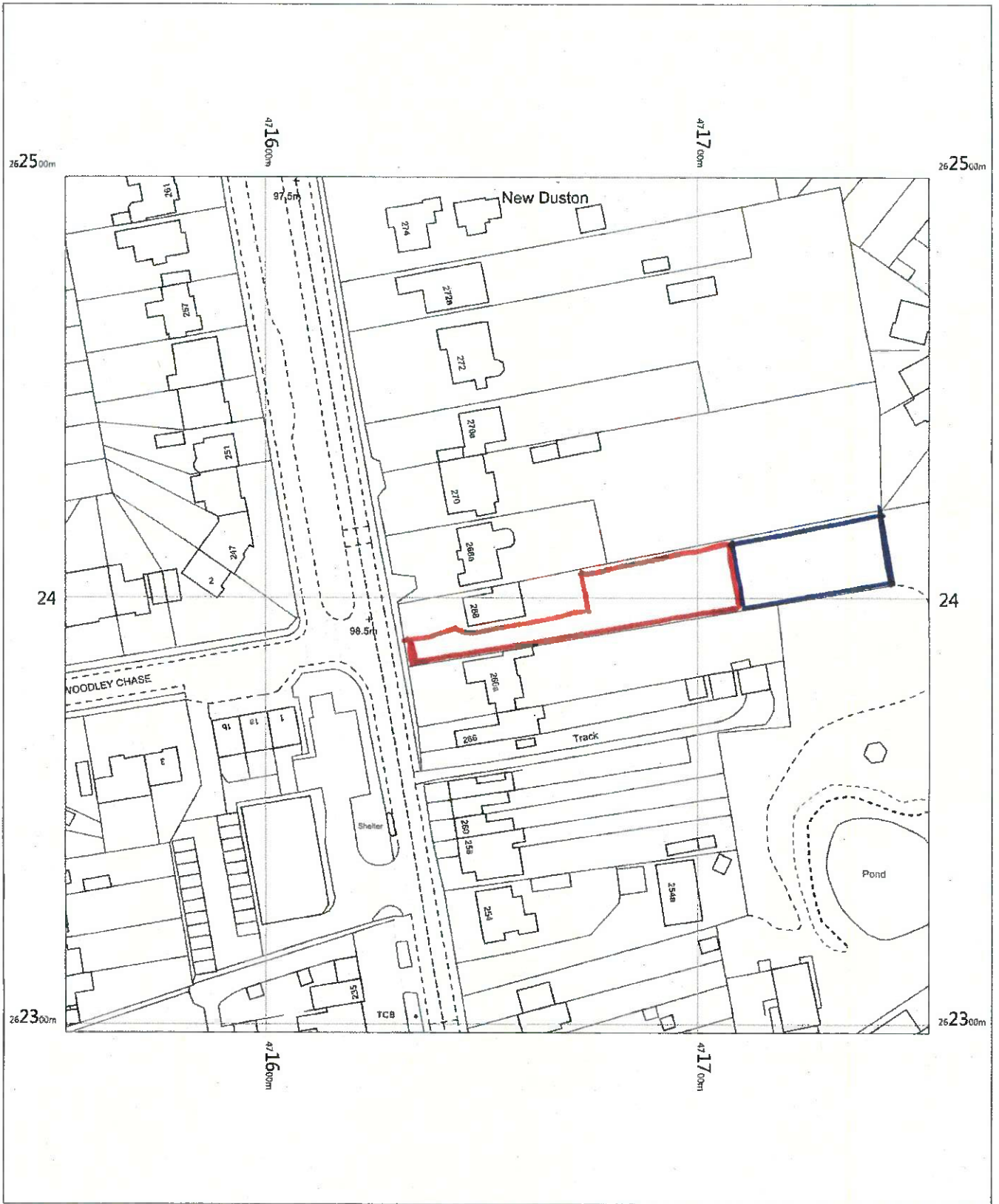
TITLE Planning drawing DRG No 18-101-08A



16-8-19

FOR SCHOOL, HALLS, AUTOCAD, TOPICMASTER, MICROSOFT WORD 2007 TELEPHONE AND FAX NOT RECORDED

PHIL BATES ARCHITECTURAL TECHNICIAN 18-101-08A



268 Main Road
 Duston
 Northampton
 NN5 6PP

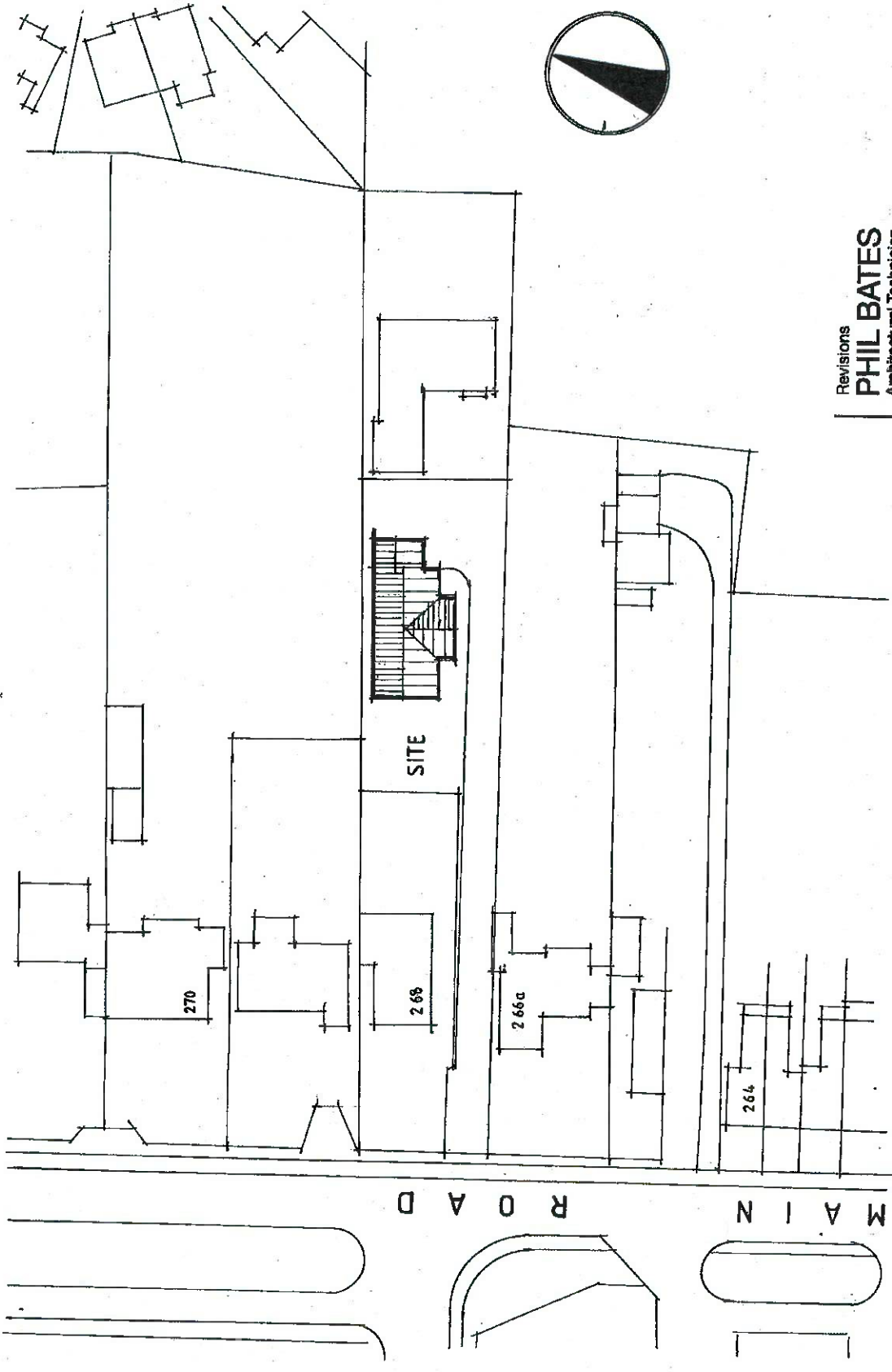
OS MasterMap 1250/2500/10000 scale
 Friday, November 30, 2018, ID: BW1-00760820
 www.blackwellmapping.co.uk

1:1250 scale print at A4, Centre: 471654 E, 262398 N

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BLACKWELL'S
 www.blackwellmapping.co.uk
 TEL: 01865 333 677
 maps.oxford@blackwell.co.uk



Block plan 1:500

Revisions
PHIL BATES
 Architectural Technician

30 SCHOOL ROAD, ASTCOTE, TOWCESTER, NORTHANTS NN12 8NN TELEPHONE AND FAX 01527 89082
 CLIENT TWENTY TEN DEVELOPMENTS Ltd
 PROJECT Residential development SCALE 1:500
 Rear 268 Main Road DATE Sept 2019
 DUSTON NNS 6PP
 TITLE Planning drawing DRG No 18-101-09



FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO CALLED DIMENSIONS. ALL DIMENSIONS MUST BE CHECKED PRIOR TO COMMENCING WORK ON SITE.



PLANNING NOTICE

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Application Reference No: N/2019/1117

Take notice that an application has been made to the Northampton Borough Council to carry out the following:

PROPOSAL	NEW BUNGALOW WITH ATTACHED GARAGE ON LAND TO REAR OF 268 MAIN ROAD, DUSTON (AMENDMENT TO APPROVED APPLICATION N/2016/1083)
LOCATION	268B MAIN ROAD, DUSTON, NORTHAMPTON, NN5 6PP
APPLICANT	TWENTY TEN DEVELOPMENTS LTD

A copy of the documentation, plans and the accompanying details are available for inspection on-line at www.northampton.gov.uk, click on "Planning", and then on "Planning Search Facility". They can also be viewed electronically at the Planning Division, The Guildhall, St Giles Square, Northampton. The offices are open from 9am to 5pm Monday to Friday.

Any person who wishes to make representations should write to the Planning Division, The Guildhall, St Giles Square, Northampton, or email planning@northampton.gov.uk, within **21 days** of the date of this notice quoting the application reference number.

All comments received will become background papers (as defined in the Access to Information Act 1985) and accordingly will be available for public inspection, and will be published on the Council's website.

It should be noted that details of this application may have also been publicised by a press notice and the date shown thereon (if later than that advised above) is the last date by which representations will be accepted.

Date:

Peter Baguley
Head of Planning – Planning Service

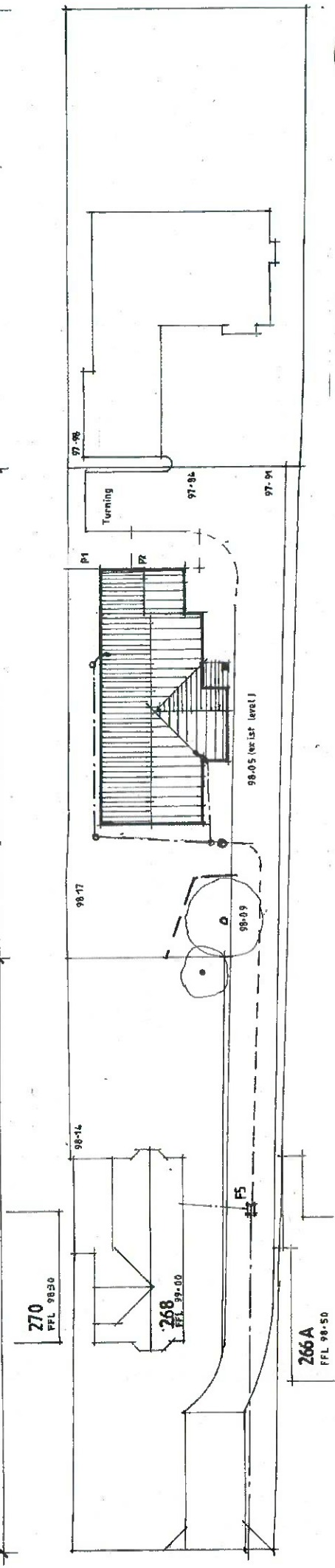
Northampton Borough Council
Planning Office
The Guildhall
St Giles Square
Northampton
NN1 1DE



Plot 1

Plot 2

N° 268



Block plan 1:200

IC SCHEDULE

FOUL No	COVER	INVERT	DEPTH	TYPE
F1	98.00	97.55	450	SIC
F2	98.00	97.57	430	SIC
F3	98.00	97.58	420	LWC
F4	98.00	97.59	410	Paving
F5	98.24	98.24	700	exist foul drain
F5	98.37	97.73	640	exist foul drain

SURFACE WATER

S1	98.00	97.46	550	SIC to soakaway
----	-------	-------	-----	-----------------

NOTE
Levels based on level survey by Global Surveys Tel 01604 482443 see DRG No 15644 - TOPO for details.
House DPC 98.15

DRAINAGE
New foul drain to be 110 dia. Open drain field on & surrounded in 150 mm concrete to take as shown in plan with connection to existing foul drain in drive as shown. New surface water drains as shown, laid to falls to soakaways min. 5000 from building in accordance with BRE digest 365.

Trees protection
Hedges fencing as shown to protect existing trees

Landscaping Schedule
Planting shall be set out as indicated on drawing. All beds min 600 wide. Top soil on site stored in the garden areas of development to be re used when required for landscaping, to be min 150 deep for lawns & 300 for planting beds, with 10% contribution to take place in wet / waterlogged Topsoil to be spread to grassed areas flush with any area of paving and after settlement, the soil should be no greater than 10mm below paving to allow for turf. All soil areas for beds & grassed areas to be placed by loose tipping methods and only when the soil is slightly moist or dry to ensure soil structure is maintained from compacted top soil. If any extra soil is required it is to be purchased with all relevant documentation to prove compliance with BS3982:2007.

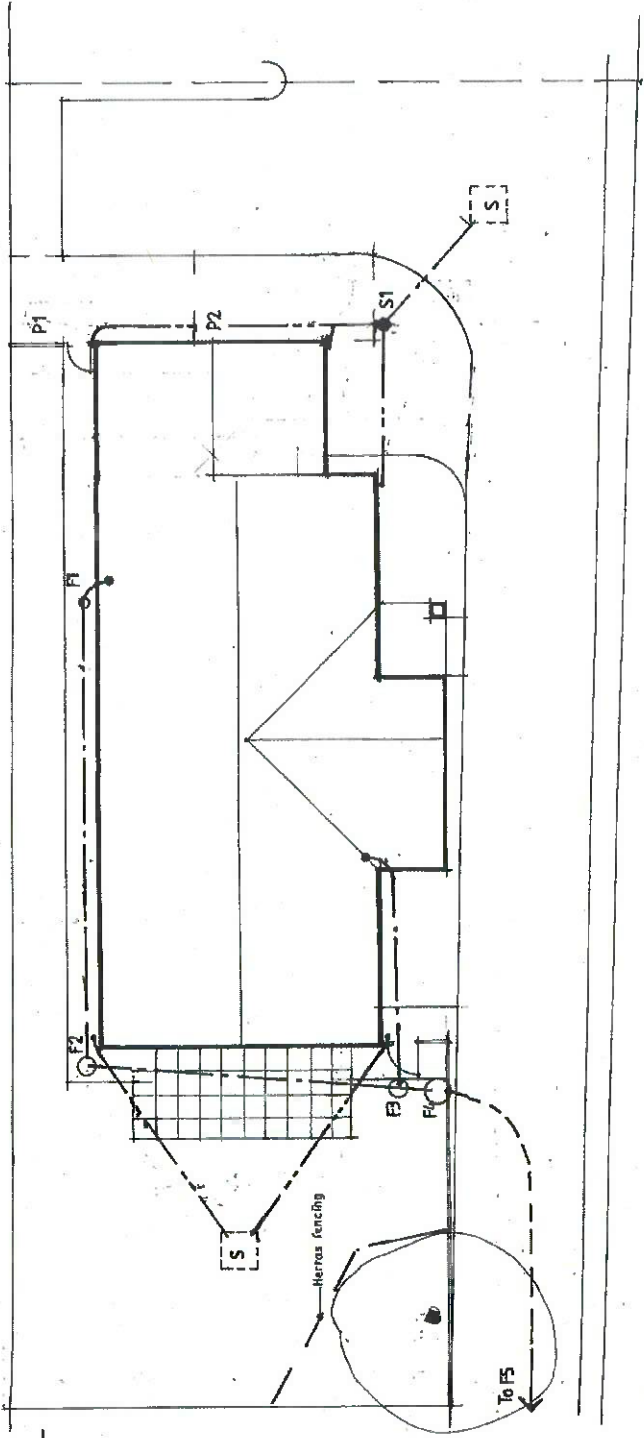
Hard landscaping to be 600x600 slabs to patio, path & hip area on been only with BS3982:2007. All paving to be on Type 1 sub base with 250mm general board width. 30-38 mm 1:2:4 concrete to all.

14-9-19

A Garage attached to dwelling

Revisions
PHIL BATES
Architectural Technician

CLIENT TWENTY TEN DEVELOPMENTS Ltd
PROJECT Residential development SCALE 1:100, 1:200
Rear 268 Main Road DATE February 2019
DUSTON NNS 6PP
TITLE Working drawing DRG No 18-101-02A



Site plan 1:100

Site plan
Plot 2

24. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

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**

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.

* "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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

21/08/2019

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form:



The correct fee: £462.00 (credit card over phone)

The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details):

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application:

The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D - as applicable) and Article 14 Certificate (Agricultural Holdings):

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

27. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

28. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. 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) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

N/2019/1236

**8 Grange Avenue,
Northampton, NN56SR**

**New two storey detached
dwelling to the western
side of No. 8 Grange
Avenue with off street car
parking to new and
existing dwelling**

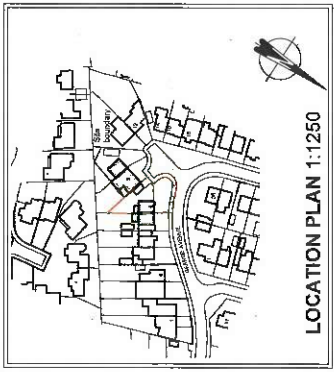


THIS IS NOT A BUILDING PLAN AND IS FOR PLANNING ONLY. ANY BUILDING WORKS UNDERTAKEN WITHOUT MORE DETAILED INFORMATION AT CLIENT'S OWN RISK.

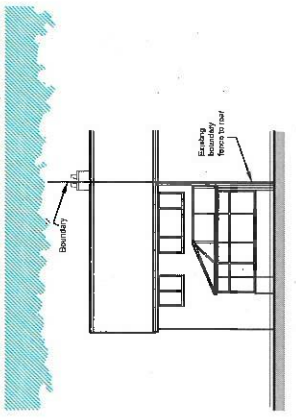
AS EXISTING

ARCHITECTURAL SOLUTIONS
 5 Haverly Park Drive, Clonsilla, Northampton, NN4 8EG
 Tel: 01603 850000
 Email: info@architecturalsolutions.co.uk

CLIENT:	MRT P. SMH
JOB DESCRIPTION:	PROPOSED NEW DWELLING WITH OFF-ROAD PARKING AND GARAGE FOR EXISTING DWELLING AT Nos. 8 GRANGE AVENUE, DUSTON, NORTHAMPTON, NN4 8SR
SCALE:	1:100 @ A1
DATE:	17/09/2018
DRAWN BY:	A.N.
DRAWING NO.:	18/0378/1

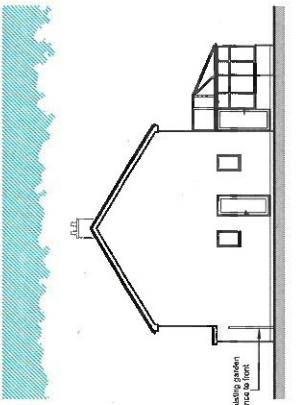


REAR ELEVATION (NORTH EAST)



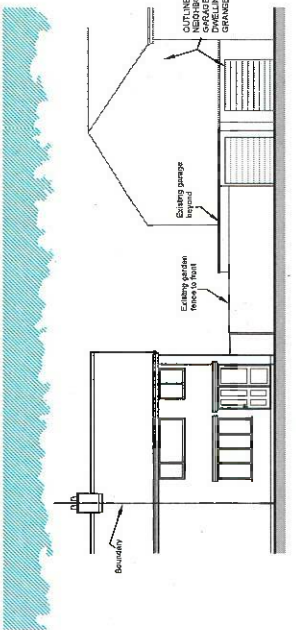
GRANGE AVENUE

SIDE ELEVATION - East (towards No. 9 Grange Avenue)

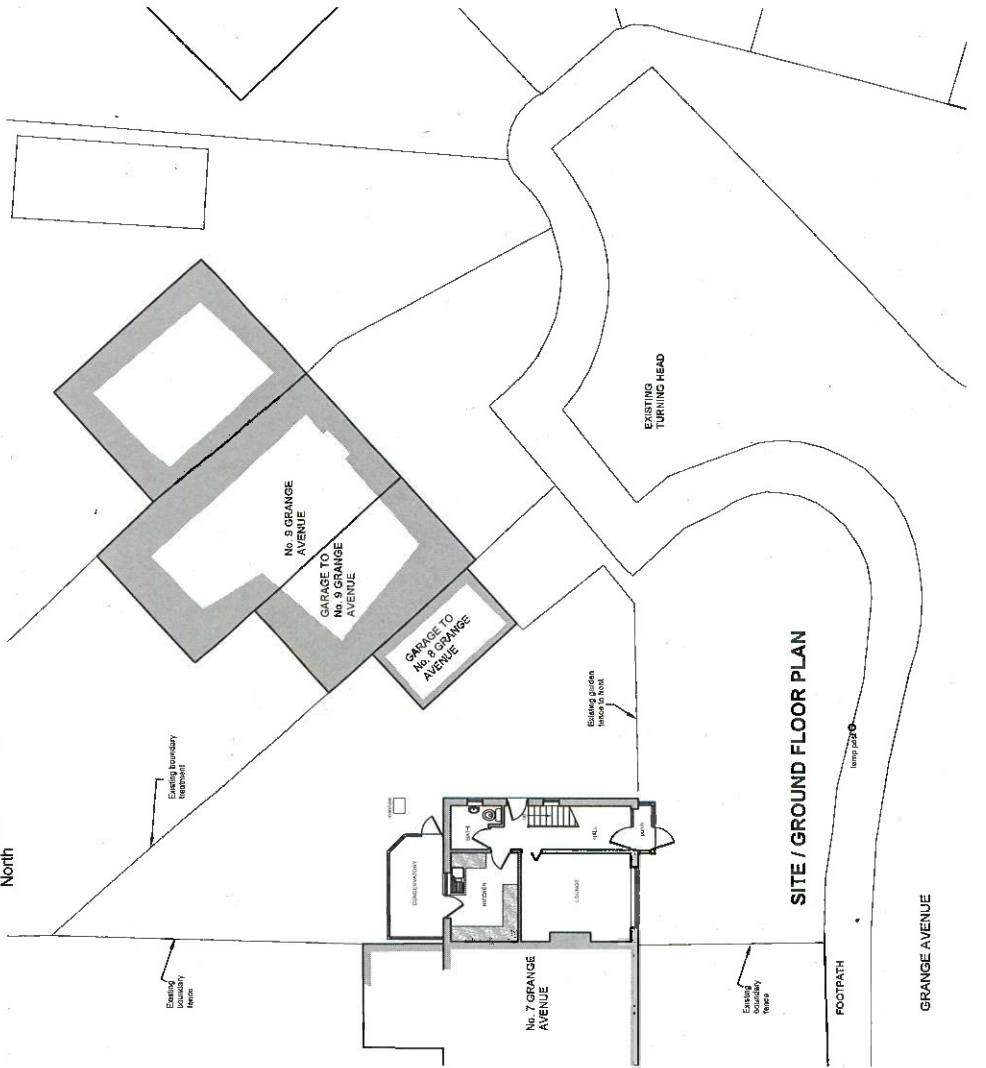


GRANGE AVENUE

FRONT ELEVATION - North



GRANGE AVENUE



LOCATION AND BLOCK PLAN



ARCHITECTURAL SOLUTIONS

5 North Parkway Close
 Round Square
 Northampton
 NN3 8RQ

Office: (01604) 641777
 E-Mail: info@architectural-solutions.co.uk

CLIENT:
 MR P. SHAH

JOB DESCRIPTION:

PROPOSED NEW DWELLING WITH OFF-ROAD PARKING ON LAND ADJACENT, TOGETHER WITH OFF-ROAD PARKING FOR EXISTING DWELLING AT NO. 8 GRANGE AVENUE, DUSTON, NORTHAMPTON, NN5 6SR

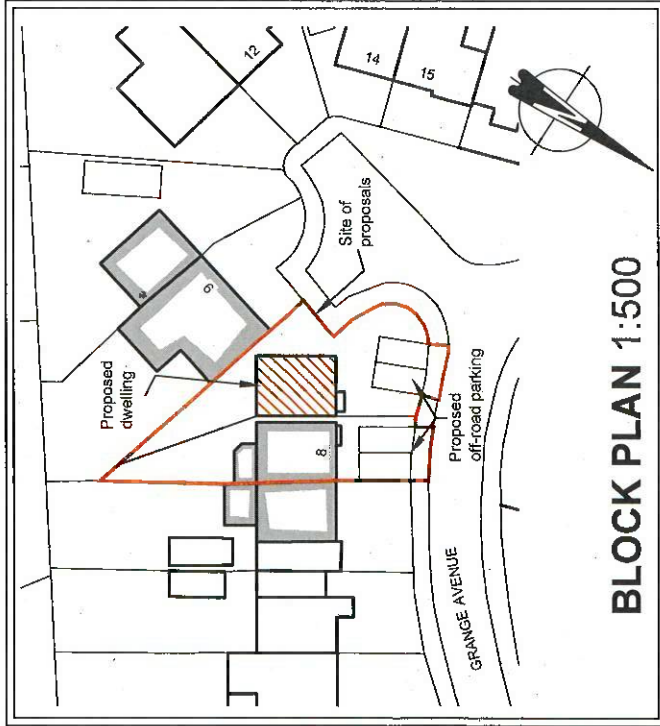
SCALE AS NOTED @ A3 DATE 26/09/2018

DRAWN BY A.N. DRAWING NO: 18/ S318/ 3

ALL DIMENSIONS TO BE CHECKED ON THE RESERVE SPECIFICATION. ANY DISCREPANCIES TO BE DISCUSSED AND AGREED 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



**Town and Country Planning Act 1990 (As Amended)
Local Highway Authority (LHA) Response**

Application Reference	N/2019/1236		
LHA Reference			
Proposal	New two storey detached dwelling to the western side of No. 8 Grange Avenue with off street car parking to new and existing dwelling		
Location	8 Grange Avenue, Northampton, NN5 6SR		
Date consulted	1/10/2019	Date sent	11/10/2019
Case Officer:	Jonathan Moore		

Recommendations:

The LHA has no objection to the approval of this application, subject to inclusion of the conditions listed below.

Observations:

- For a two bedroom dwelling Northamptonshire Highways Parking Standards (September 2016) requires two car parking spaces. Two parking spaces are proposed for the new dwelling and for the existing dwelling. This number is acceptable to the LHA. No dimensions of the parking spaces has been provided, spaces should be:
 - a minimum of 2.5m wide, widened to 3.3m where a solid side boundary exists or they are also the sole means of pedestrian access to the dwelling.
 - 5.5m long as they are immediately off the rear of the highway.
- No landscaping plans or details have been shown for the garden area in the vicinity of the parking spaces.
 - Vehicle visibility splays of 2.0m from the carriageway edge along the centre of the vehicular access by a distance of 43m measured from the centre of the vehicular access along the carriageway edge should be provided and kept free of all obstacles to visibility over 0.9m in height above carriageway level.
 - Pedestrian visibility splays of at least 2.0m x 2.0m should be provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. The splays should be kept free of all obstacles to visibility over 0.6m in height above access / footway level.
- It is noted that the parking spaces for the new dwelling are close to the turning area at the end of Grange Avenue, however the LHA considers that vehicles are likely to be driving at low speeds in this area and the risk of conflict with vehicles using the access is likely to be low.
- No bicycle parking is shown for the new dwelling. Northamptonshire Highways Parking Standards require on bicycle parking to be supplied at one space per bedroom and should be covered, secure, overlooked and easy to use, with a minimum 1.2m clear access including gate widths. No lifting of cycles should be required.
- The existing garage is to be demolished and therefore the dropped kerb to access the garage will become redundant. The LHA requires the dropped kerb to be reinstated to full height.
- The application site is not affected by a Public Right of Way.

Conditions:

Vehicle to Vehicle Visibility

- Prior to first use or occupation of the development hereby permitted, vehicular visibility splays of 2.0m from the carriageway edge along the centre of the vehicular access by a distance of 43m measured from the centre of the vehicular access along the carriageway edge shall be provided.

The views, observations, comments and recommendations contained in this response represent those of Northamptonshire Highways on behalf of Northamptonshire County Council as Local Highway Authority and in no other function or authority.

The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level.

Vehicle to Pedestrian Visibility

- Prior to first use of the development hereby permitted, pedestrian visibility splays of at least 2.0m x 2.0m shall be provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access / footway level.

Access Gradient

- The vehicular access gradient from the Highway Boundary shall not exceed 1 in 15 for the first 5m from the highway boundary.

Drainage

- Prior to the commencement of the development hereby permitted, details of a positive means of drainage to ensure that surface water from the vehicular access [or private land] does not discharge onto the highway shall be submitted to and be approved in writing by the local planning authority. Such details as may be approved shall thereafter be installed and operational prior to first use and thereafter be maintained.

Access Surfacing

- Prior to commencement of the development hereby permitted, details of the hard bound surfacing of the vehicular access shall be submitted to and shall be approved in writing by the local planning authority. The access shall thereafter be completed in accordance with the approved details prior to the first use of the access and maintained as such.

Parking

- Prior to commencement of the development hereby permitted, details of the parking spaces shall be submitted to and shall be approved in writing by the local planning authority. Spaces should be laid out within the site for four cars with dimensions of 5.5 metres long and 2.5 metres wide, widened to 3.3 metres where the parking space is adjacent to a solid boundary, in the locations indicated by the submitted plan Drawing No. 18/S318/3 Rev -. The parking spaces shall thereafter be completed in accordance with the approved details prior to first occupation and maintained as such.

Removal of Existing Access

- Prior to the first use of the new access hereby permitted, any existing access made redundant by this permission shall be removed with the area reinstated in accordance details that shall first have been submitted to and be approved in writing by the local planning authority..

Informatory Note - Works affecting existing highways

- The applicant's attention is drawn to the fact that no works may commence within the existing highway without the express written permission of the local highway authority. This planning permission does not give or imply such consent which may be forthcoming subject to the completion of an appropriate licence or Agreement under the Highways Act 1980. Any works within the highway shall comply with the local highway authority's standards and specifications.

Informatory Note - Sewer Connections

- The applicant's attention is drawn to the requirement that any new sewer connection required for this development within the highway will require a licence from the local highway authority under Section 50 of the New Roads and Street Works Act 1991.

Informatory Note – Road Space

- The applicant's attention is drawn to the Traffic Management Act 2004 where three month notice periods to allocate road space (for works within the highway) is required prior to the commencement of works. Such notice cannot be submitted or commence until the completion of an appropriate license or Agreement with the local highway authority.

Angela Wong
Development Management Engineer

For Assistant Director of Environment, Planning, and Transport
One Angel Square, Angel Street
Northampton, NN1 1ED

Web www.kierwsp.co.uk

Email awong@kierwsp.co.uk

highwaysDCNorthampton@kierwsp.co.uk

Page 3 of 3

The views, observations, comments and recommendations contained in this response represent those of Northamptonshire Highways on behalf of Northamptonshire County Council as Local Highway Authority and in no other function or authority.

Kier Integrated Services Limited, Tempsford Hall, Sandy, Bedfordshire, SG19 2BD. Registered in England No. 873179
WSP UK Limited, WSP House, 70 Chancery Lane, London, WC2A 1AF. Registered in England No. 01383511

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

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

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

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

Privacy Notice

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

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

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

1. Application Details

Applicant or Agent Name:

AMIT SHAH

Planning Portal Reference (if applicable): PP-08179429

Local authority planning application number (if allocated):

Site Address:

8 GRANGE AVENUE
NORTHAMPTON
NN5 6SR

Description of development:

NEW TWO STOREY DETACHED DWELLING TO THE WESTERN SIDE OF
NO. 8 GRANGE AVENUE WITH OFF STREET CAR PARKING TO NEW
AND EXISTING DWELLING

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

Yes

Please enter the application number:

No

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

2. Liability for CIL

Does your development include:

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

Yes No

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

Yes No

c) None of the above

Yes No

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

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

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

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

Yes No

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

Yes No

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

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

4. Exemption or Relief

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

Yes No

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

Yes No

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

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

Yes No

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

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

Yes No

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

5. Reserved Matters Applications

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

Yes

Please enter the application number:

No

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

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

6. Proposed New Floorspace

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

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

Yes No

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

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

Yes No

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

c) Proposed floorspace:

Development type	(i) Existing gross internal floorspace (square metres)	(ii) Gross internal floorspace to be lost by change of use or demolition (square metres)	(iii) Total gross internal floorspace proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal floorspace following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)		15	74	59
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 checked="" type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>	
1	GARAGE	0	DEMILISHED TO GREAT SPACE FO NEW DWELLING	15	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>	01/01/2018
2					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>	
3					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>	
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: or Still in use: <input type="checkbox"/>	
Total floorspace		0		15				

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:

AMIT SHAH

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

25/09/2019

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

Application Reference	N/2019/1236
Location	8 Grange Avenue, Northampton, NN5 6SR
Proposal	New two storey detached dwelling to the western side of No. 8 Grange Avenue with off street car parking to new and existing dwelling

Consultees			
Name	Type	Sent Date	Expiry
NBC Public Protection	Consultation	01/10/2019	22/10/2019
Duston Parish Council	Consultation	01/10/2019	22/10/2019
Clr John Caswell	Consultation	01/10/2019	22/10/2019
Clr Matthew Golby	Consultation	01/10/2019	22/10/2019
NCC Highways & Access	Consultation	01/10/2019	22/10/2019
Duston Parish Council - Neighbourhood Forum	Consultation	01/10/2019	22/10/2019

Overall Consult Expiry Date: 22 October 2019

Overall Re-Consults Expiry Date:

Neighbours

Address	Sent Date	Expiry Date	Re-Consult Sent Date	Re-Consult Expiry Date
35 Grange Avenue Northampton NN5 6SR	01/10/2019	22/10/2019		
7 Grange Avenue Northampton NN5 6SR	01/10/2019	22/10/2019		
9 Grange Avenue Northampton NN5 6SR	01/10/2019	22/10/2019		
18 Grange Avenue Northampton Northamptonshire NN5 6SR	01/10/2019	22/10/2019		

Overall Neighbour Expiry Date: 22 October 2019

Overall Neighbour Re-Consults Expiry Date:

Dobromila Jaskulska

From: Gavin Smith
Sent: 02 October 2019 11:01
To: Planning
Subject: Re: EP Comments - Planning App N/2019/1236

Good morning Jonathan,

PROPOSAL: NEW TWO STOREY DETACHED DWELLING TO THE WESTERN SIDE OF NO. 8 GRANGE AVENUE WITH OFF STREET CAR PARKING TO NEW AND EXISTING DWELLING.
LOCATION: 8 GRANGE AVENUE, NORTHAMPTON, NN5 6SR.

Environmental Protection have considered the above mentioned planning application and have no objections subject to the recommended planning conditions and advisory note to the applicant are attached to any successful planning decision:

EV Chargers

Prior to occupation of the development hereby permitted, a scheme for the installation of electric vehicle charging points within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

In keeping with the Councils adopted Low Emission Strategy the development should meet the required type 1 mitigation for residential developments below:

- 1 charging point per unit (dwelling with dedicated parking) or 1 charging point per 10 spaces (unallocated parking) and ensure appropriate cabling is provided to enable increase in future provision.

Low NOx Boilers

Prior to occupation of the development hereby permitted, full and precise details of boilers for each residential unit shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

In keeping with the Councils adopted Low Emission Strategy the development should meet the required type 1 mitigation for residential developments below:

- All gas-fired boilers to meet a minimum standard of <40 mgNO_x/kWh

Advisory Note

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
01604 837648

**Environmental Protection Team | Northampton Borough Council | St Giles Square,
Northampton | NN1 1DE**

Planning, Design and Access Statement – 8 Grange Avenue, Northampton

This Planning, Design and Access Statement (PDAS) is to support the construction of a 2 bedroom, 2 storey detached dwelling to the side of 8 Grange Avenue in Northampton. This statement provides an assessment by considering prevailing local and national planning policies and material planning considerations relating to the proposed development.

This application also seeks to address concerns raised by way of a recent planning refusal (N/2018/1493) and a recent planning appeal (APP/V2825/W/19/3221666)

Application site

The application site comprises an existing 2 storey semi-detached dwelling constructed of brick and render with a tiled roof. To the side of the dwelling is an existing single storey detached garage which is attached to the garage of neighbouring 9 Grange Avenue.

Surrounding the application site are existing 2 dwellings constructed of brick and render and tiled roofs. Existing dwellings are set back from the road and have an expanse of front lawn and off-street parking for 1 car. It should be noted that dwellings along Grange Avenue do not have a uniform building line and is staggered. Many of the dwellings in the locality have a 2 storey side extension.



Ariel View taken from Google



Streetview taken from Google

Constraints

- Within town confines
- Within primarily residential area

Pre-application

Pre-application advice was sought from Northampton Borough Council and received by way of an email from Jonathan Moore on 10 September 2018 and 11 September 2018. Whilst no detailed plans were submitted as part of the pre-application, Jonathan Moore still had reservations regarding the proposed development in terms of overlooking at the first floor to neighbouring 9 Grange Avenue and the proposed dwelling 'jutting out' causing the development to be incongruous in the street scene. Jonathan also had concerns regarding the access adjacent to a turning head, however it had been noted that NCC Highways had not been consulted on the scheme.

Planning history

Planning Application N/2018/1493 was refused on two grounds which are summarised below:

- 1) Prominent position of the proposed dwelling projecting at an angle beyond the front of 9 Grange Avenue creating an incongruous, contrived and discordant form of development.

- 2) The amenity space to the rear of the proposed dwelling is considered sub-standard for future occupiers.

The appeal decision echoed the reasons for refusal and subsequently the appeal was dismissed.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise

The application site has no specific designation in terms of planning policy. Relevant planning policy to determine this application includes:

Saved Policies from Northampton Borough Local Plan

- E20 'Planning permission for new development will be granted subject to:
 - a) The design of any new building or extension adequately reflecting the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials
 - b) The development being designed, located and used in a matter which ensures adequate standards of privacy, daylight and sunlight'.
- H10 'Planning Permission For the development of residential backland will not be granted unless it can be shown that the siting and layout will not be detrimental to the character and amenity of the locality and will not cause disturbance to or adversely affect the privacy of adjoining dwellings. This includes existing dwellings within whose curtilage the development is proposed'.

West Northamptonshire Joint Core Strategy

- Policy S10 'Sustainable Development Principles'
- Policy H4 'Sustainable Housing'

NPPF

- Section 2 'Achieving Sustainable Development'
- Paragraph 70 – development of residential gardens
- Section 11 'Making effective use of land'
- Section 12 'Achieving Well Designed Places', particularly paragraph 127

Principle

The application site is located within the urban area of Northampton with no special land designation. The principle of residential development on this site is therefore supported and is in accordance with Policy E20 of the Northampton Borough Local Plan, subject to there being no adverse impacts on the character and scale of development, the locality and existing and proposed residential amenity.

It should also be noted that the application site is located within an existing residential area and therefore will not have an impact on the character of the locality and within easy reach of a number of services such as shops, transport and employment. The application site is therefore within a sustainable area and the proposed development will comply with modern building methods to ensure the most sustainable construction of a dwelling is achieved in accordance with Policy S10 of the JCS.

Whilst Lifetime Homes has been abolished by the Government, the proposed dwelling will seek to comply with some of the principles such as level access from the front drive, the provision of a downstairs W/C and having the potential to fit hoists in the bedroom and bathroom as well as potential to install a stair-lift to a straight-run set of stairs.

Design, character and scale of locality

The design of the proposed dwelling has changed considerably to address previous reasons for refusal. The proposed dwelling no longer projects from the front elevation of 8 or 9 Grange Avenue with its height being lower than the roofline of adjacent dwellings therefore reducing the buildings prominence. There remains a large green frontage to the dwelling which shows an open frontage that is characteristic of the locality.

Residential amenity

The proposed dwelling has been designed not to cause any adverse impact on neighbouring residential amenity to number 8 and 9 Grange Avenue. Whilst there is a first floor window to the proposed dwelling serving the master bedroom, the impact to the residential amenity to neighbouring 9 Grange Avenue will not be any worse than the existing situation.

To the front of the proposed dwelling, the building does not protrude in front of 9 Grange Avenue and does not dissect any 45 degree splay taken from the nearest windows to the proposed dwelling.

Whilst the garden size was something raised by the inspector, it should be noted that the amount of amenity space attributed to each house is considered acceptable. The lengths of the gardens are maintained and it should be noted that modern lifestyles do not always dictate the necessity for large rear gardens. The fact that gardens cannot be seen from the public domain means that the size of a rear garden will not adversely impact on the character of an area.

Access

To the front of the dwelling there will be parking provided for 2 cars off street through a dropped kerb. The proposed access will be 2.7m away from the access to 8 Grange Avenue. There will also be an appropriate visibility splay to 9 Grange Avenue and therefore not adverse impact on highway safety caused by the proposed dwelling.

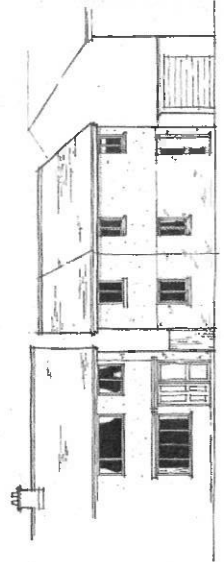
Access to the proposed dwelling can be adapted for level access easily and internally the configuration of the staircase also lends itself for the installation of a stair lift for occupiers with mobility problems.

It should also be noted that highways safety was not a reason for refusal by the inspector or the Council on the previous scheme.

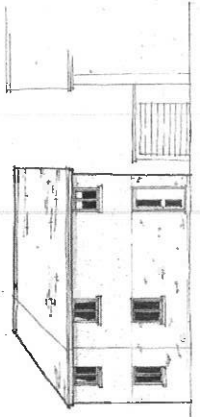
Conclusion

In conclusion the proposed development will provide a detached 2 storey dwelling which will be in-keeping with the character and scale of surrounding development and will not cause any adverse impact on amenity to existing occupiers. In terms of access 2 off-street parking spaces will be provided which is not considered to adversely impact on highway safety in this quiet residential area.

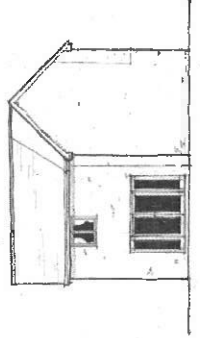
Client	Mr P. Stah
Project	3 George Avenue, Nassa NORTHAMPTON
Drawn by	Proposed Plans & Elevations
Project No.	101
Date	11/18
Scale	1:100
Price	£400



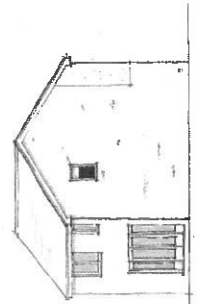
FRONT ELEVATION
1:100



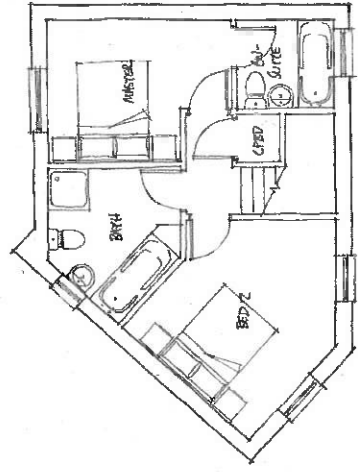
FRONT ELEVATION



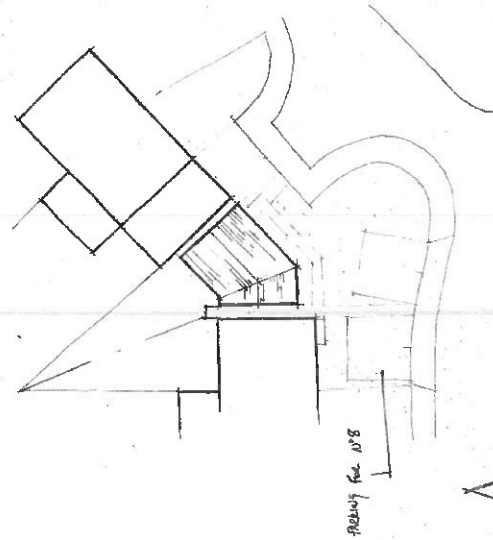
FRONT ELEVATION



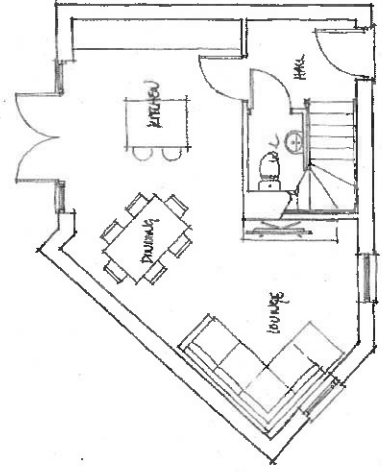
SIDE ELEVATION



FIRST FLOOR PLAN
1:50



SITE PLAN
1:200



GROUND FLOOR PLAN
1:50



SITE LOCATION PLAN
1:1250



PLANNING NOTICE

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Application Reference No: N/2019/1236

Take notice that an application has been made to the Northampton Borough Council to carry out the following:

PROPOSAL	NEW TWO STOREY DETACHED DWELLING TO THE WESTERN SIDE OF NO. 8 GRANGE AVENUE WITH OFF STREET CAR PARKING TO NEW AND EXISTING DWELLING
LOCATION	8 GRANGE AVENUE, NORTHAMPTON, NN5 6SR
APPLICANT	HOMEPAD LIMITED

A copy of the documentation, plans and the accompanying details are available for inspection on-line at www.northampton.gov.uk, click on "Planning", and then on "Planning Search Facility". They can also be viewed electronically at the Planning Division, The Guildhall, St Giles Square, Northampton. The offices are open from 9am to 5pm Monday to Friday.

Any person who wishes to make representations should write to the Planning Division, The Guildhall, St Giles Square, Northampton, or email planning@northampton.gov.uk, within **21 days** of the date of this notice quoting the application reference number.

All comments received will become background papers (as defined in the Access to Information Act 1985) and accordingly will be available for public inspection, and will be published on the Council's website.

It should be noted that details of this application may have also been publicised by a press notice and the date shown thereon (if later than that advised above) is the last date by which representations will be accepted.

Date:

Peter Baguley
Head of Planning – Planning Service

Northampton Borough Council
Planning Office
The Guildhall
St Giles Square
Northampton
NN1 1DE



N/2019/1177

**Church View, 3A Main
Road, Duston,
Northampton, NN5 6JB**

**Single storey rear
bedroom and garden
room extensions**

PLANNING CONSULTATION LIST

Application Reference	N/2019/1177
Location	Church View , 3A Main Road, Duston, Northampton, NN5 6JB
Proposal	Single storey rear bedroom and garden room extensions

Consultees			
Name	Type	Sent Date	Expiry
Duston Conservation Area Advisory Committee	Consultation	08/10/2019	29/10/2019
NBC Conservation Section	Consultation	08/10/2019	29/10/2019
Duston Parish Council	Consultation	08/10/2019	29/10/2019
Cllr Tim Hadland	Consultation	08/10/2019	29/10/2019
Cllr Suresh Patel	Consultation	08/10/2019	29/10/2019
Duston Parish Council - Neighbourhood Forum	Consultation	08/10/2019	29/10/2019

Overall Consult Expiry Date: 29 October 2019

Overall Re-Consults Expiry Date:

Neighbours

Address	Sent Date	Expiry Date	Re-Consult Sent Date	Re-Consult Expiry Date
10 Main Road Duston Northampton NN5 6JB	08/10/2019	29/10/2019		
14 Main Road Duston Northampton NN5 6JB	08/10/2019	29/10/2019		
Duston Vicarage 3 Main Road Duston Northampton NN5 6JB	08/10/2019	29/10/2019		
St Lukes Church Main Road Duston Northampton NN5 6JB	08/10/2019	29/10/2019		
The Old Schoolhouse 5 Main Road Duston Northampton NN5 6JB	08/10/2019	29/10/2019		

Overall Neighbour Expiry Date: 29 October 2019

Overall Neighbour Re-Consults Expiry Date:



**NORTHAMPTON
BOROUGH COUNCIL**

PLANNING NOTICE

**TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015**

Application Reference No: N/2019/1177

Take notice that an application has been made to the Northampton Borough Council to carry out the following:

PROPOSAL	SINGLE STOREY REAR BEDROOM AND GARDEN ROOM EXTENSIONS <ul style="list-style-type: none">• AFFECTING THE SETTING OF A LISTED BUILDING.• WITHIN A CONSERVATION AREA
LOCATION	CHURCH VIEW , 3A MAIN ROAD, DUSTON, NORTHAMPTON, NN5 6JB
APPLICANT	MRS JAN CHENEY

A copy of the documentation, plans and the accompanying details are available for inspection on-line at www.northampton.gov.uk, click on "Planning", and then on "Planning Search Facility". They can also be viewed electronically at the Planning Division, The Guildhall, St Giles Square, Northampton. The offices are open from 9am to 5pm Monday to Friday.

Any person who wishes to make representations should write to the Planning Division, The Guildhall, St Giles Square, Northampton, or email planning@northampton.gov.uk, within **21 days** of the date of this notice quoting the application reference number.

All comments received will become background papers (as defined in the Access to Information Act 1985) and accordingly will be available for public inspection, and will be published on the Council's website.

It should be noted that details of this application may have also been publicised by a press notice and the date shown thereon (if later than that advised above) is the last date by which representations will be accepted.

In the event of an appeal against a refusal of planning permission, any representations made in respect of this application will be sent to the Secretary of State and there will be no further opportunity to comment at the appeal stage

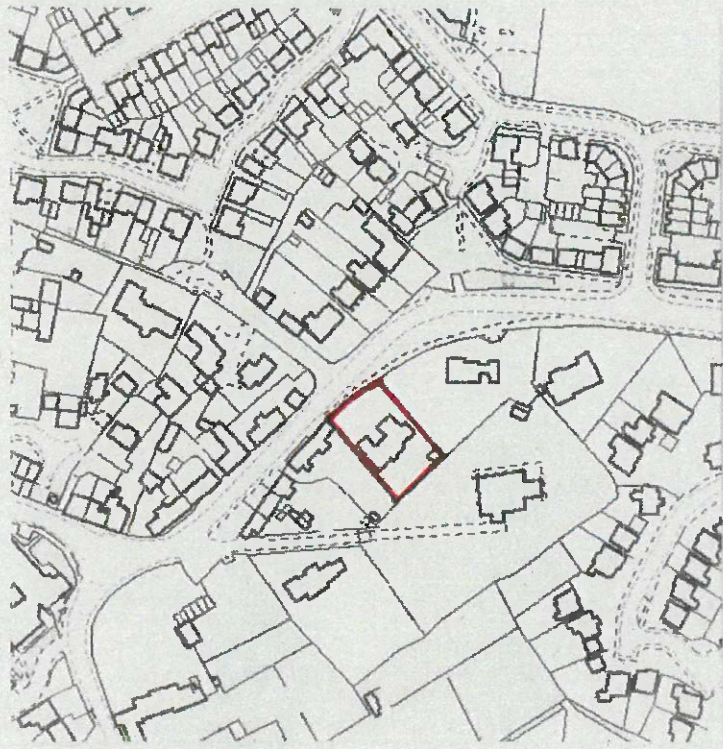
Date:

**Peter Baguley
Head of Planning – Planning Service**

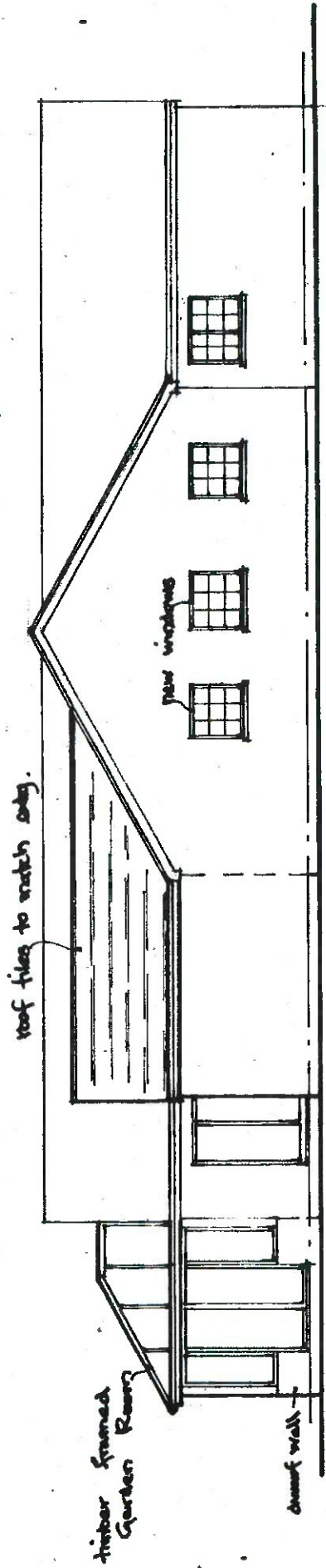
Northampton Borough Council
Planning Office
The Guildhall
St Giles Square
Northampton
NN1 1DE



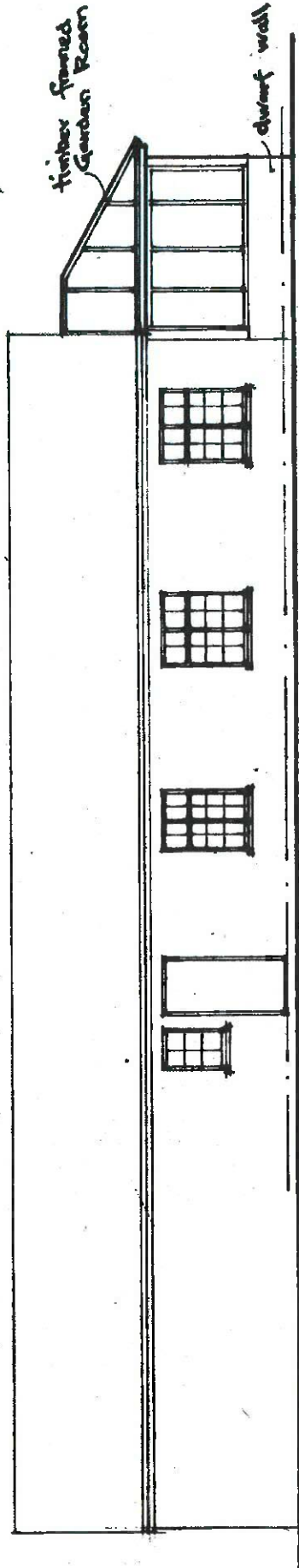
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LOCATION PLAN



PROPOSED SIDE ELEVATION



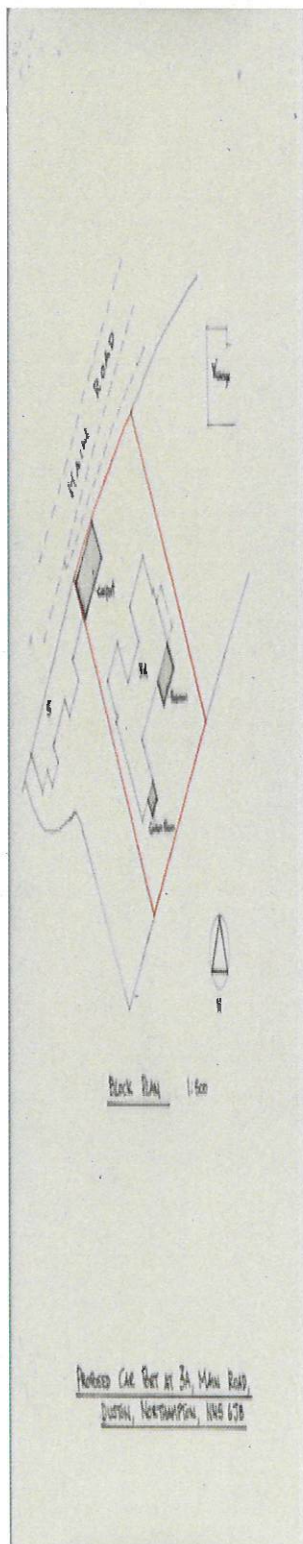
PROPOSED SIDE ELEVATION



NORTHAMPTON
BOROUGH COUNCIL

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ON TIME DESIGN

ARCHITECTURE - PROJECT MANAGEMENT – PLANNING SUPERVISOR
105, PARK LANE, DUSTON, NORTHAMPTON, NORTHANTS, NN5 6QW
TEL: 01604 585681 MOBILE: 07771 881 207 Email:ontimedesign1@yahoo.com

HERITAGE IMPACT STATEMENT

PROPOSED REAR BEDROOM & GARDEN ROOM EXTENSIONS AT CHURCHVIEW, 3A, MAIN RD, DUSTON, NORTHAMPTON, NN5 6JB

The existing property is a detached single storey bungalow, estimated 70's built, sited on a large plot with a wide frontage with ample off road parking facility, within the Conservation Area of Duston.

The proposal is for new Bedroom & Garden Room extensions to the rear of the property all as shown on Dwg No: 3A/MR/19/02

A Pre Application Ref: PA/2019/0248 has been submitted and advice taken within that report and site visit by Sharon Weir, Planning Technician.

The extensions are needed for the applicant, who is registered Disabled Badge No: 33374D 0 0656Y 1220. Mrs Cheney also has assisted refuse collections and requires oxygen tanks in her home. The new Bedroom extension will provide better disabled access and Wetroom En Suite with ramped access to the garden. The new Garden Room extension will provide a disabled accessible area for my client to enjoy her garden from inside as she cannot be in direct sunlight in her condition. This room will also have ramped access.

The new Bedroom extension will have walls in Northampton stone, with roof tiles to match existing house. The proposal would have powder coated aluminium windows & doors to match existing.

The Garden Room would be timber framed and glazed with dwarf wall as shown on Dwg No: 3A/MR/19/02

The Pre-App report by Sharon Weir states that there would not be any unacceptable impact on the neighbouring properties, and the Conservation Team and Arboricultural Officer have not objected to the proposal..

The application poses no restriction in accordance with the Equality Act 2010, nor any impingement on approaches to and around the site, including transport links, car parking, settling down points, location of dropped kerbs, reduced visibility and general horizontal/vertical circulation.

All works will be carried out to Full Planning Approval and Building Regulations.

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**

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:

MRS J. CHENEY

Planning Portal Reference
(if applicable):

PP-08143946

Local authority planning application number
(if allocated):

Site Address:

3A, MAIN RD, DUSTON, NORTHAMPTON, NN5 6JB

Description of development:

PROPOSED SINGLE STOREY REAR BEDROOM & GARDEN ROOM EXTENSIONS

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

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. 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. 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					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							

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:

JAMES O'RIORDAN

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

26/9/2019

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:



Shay ORiordan
On Time Design

Our Ref: PA/2019/0248
Contact: Sharon Weir
Telephone No: 01604 838382
Email: sweir@northampton.gov.uk
Date: 27 August 2019

Dear Shay

PROPOSAL: DISABLED ACCESS FOR BEDROOM EXTENSION AND EN SUITE WETROOM, RAMPED ACCESS TO GARDEN AND FULL HEIGHT GLAZED WINDOWS TO REAR FOR FULL VIEWS OF GARDEN

**LOCATION: CHURCH VIEW
3A MAIN ROAD
DUSTON
NORTHAMPTON
NN5 6JB**

I write in reference to your pre-application enquiry submitted on the 14th August 2019.

Proposal

The pre-application enquiry proposes the construction of a single storey pitched roof rear extension 5.75m wide by 3.7m deep with a maximum height of 4.2m with eaves no higher than the host building.

The pre application enquiry also proposes the construction of a second single storey pitched roof garden room extension 4m wide by 3m deep with a maximum height of 3.8m with eaves no higher than the host building.

The proposal would also see the removal of the existing single storey structure to the northeast side of the property.

Under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, the proposal would not be permitted development. Planning permission is therefore required for the proposal.

The proposals are for the benefit of the disabled owner and as such, are not subject to a fee. However, if you submit the planning application through the planning portal website, their administration fee may still be charged.

Details of how to submit an application are available on the Council's website at: https://www.northampton.gov.uk/info/200206/planning_applications/1793/do_i_need_planning_permission

Character and Appearance of the area

The site falls within the Duston Conservation Area and as such, comments were invited from the Conservation Team in relation to the possible impact of the proposal on the heritage

asset. The Conservation Officer did not raise objections to the proposal and stating that the alterations and extensions are likely to be acceptable as they would not be unduly prominent in views within the Conservation Area or Churchyard, not impact on the setting of the Grade I listed church nearby.

Residential Amenity

As this is a pre-application enquiry, I have not had the opportunity to consult neighbouring properties regarding the proposed development. Notwithstanding this, I am of the opinion that it would not have unacceptable impact on the amenities of any neighbouring property and it would not look unduly out of place.

Parking and Highway Safety

Parking would not be affected by the proposal.

Conclusion

I consider that the principle of the proposed rear extensions and alterations would be in keeping with your property and it would not be out of place in the street scene. The proposal would not unduly harm the setting of the Conservation Area or Heritage Assets.

I do not consider that there would be any unacceptable impact on the neighbouring properties, however, please note that any application submitted in this regard would be subject to consultation with neighbouring occupiers and the local Parish Council and any comments received would be considered as part of the application process.

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 sincerely

S. L. Weir

Sharon Weir
Planning Technician
Planning Service



**NORTHAMPTON
BOROUGH COUNCIL**

Development Control

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

Tel: 0300 330 7000 / email: 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	3
Suffix	A
Property name	Church View
Address line 1	Main Road
Address line 2	Duston
Address line 3	
Town/city	Northampton
Postcode	NN5 6JB

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

Easting (x)	472447
Northing (y)	261072

Description

--

2. Applicant Details

Title	Mrs
First name	JAN
Surname	CHENEY
Company name	
Address line 1	Church View, 3A, Main Road
Address line 2	Duston
Address line 3	
Town/city	Northampton
Country	

2. Applicant Details

Postcode	NN5 6JB
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	James
Surname	ORiordan
Company name	ONTIME DESIGN
Address line 1	105
Address line 2	PARK LANE
Address line 3	DUSTON
Town/city	NORTHAMPTON
Country	
Postcode	NN5 6QW
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

SINGLE STOREY REAR BEDROOM & GARDEN ROOM EXTENSIONS

Has the work already been started without consent?

Yes No

5. Materials

Does the proposed development require any materials to be used?

Yes No

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

Walls	
Description of existing materials and finishes (optional):	RENDER
Description of proposed materials and finishes:	NORTHAMPTON STONE

5. Materials

Roof	
Description of existing materials and finishes (optional):	TILES
Description of proposed materials and finishes:	TILES TO MATCH EXTG

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	N/A

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	N/A

Other type of material (e.g. guttering) GUTTERING	
Description of existing materials and finishes (optional):	BLACK UPVC
Description of proposed materials and finishes:	BLACK UPVC TO MATCH EXTG

Windows	
Description of existing materials and finishes (optional):	TIMBER & POWDER COATED ALUMINIUM
Description of proposed materials and finishes:	POWDER COATED ALUMINIUM TO MATCH EXTG TO NEW BEDROOM EXTN & PAINTED TIMBER FRAME TO NEW GARDEN ROOM EXTN

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

DWG NO: 3A/MR/19/02

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?

- 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

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

ALL AS OFFICERS REPORT, & TO PROVIDE NEW BEDROOM & EN SUITE WITH DISABLED FACILITIES & RAMP TO GARDEN & ALSO NEW GARDEN ROOM WITH RAMPED ACCESS TO GARDEN. APPLICANTS REGISTERED DISABLED NO. & DETAILS SENT WITH PRE-APP, WHICH WAS EXEMPT FROM A FEE.

11. Authority Employee/Member

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

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

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

Yes No

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

Do any of the above statements apply?

12. Ownership Certificates and Agricultural Land Declaration

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

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

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

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

Person role

- The applicant
 The agent

Title

First name

12. Ownership Certificates and Agricultural Land Declaration

Surname

O'RIORDAN

Declaration date
(DD/MM/YYYY)

11/09/2019

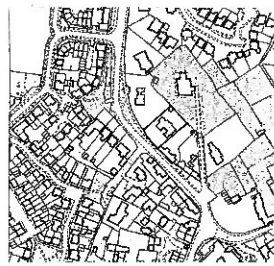
Declaration made

13. Declaration

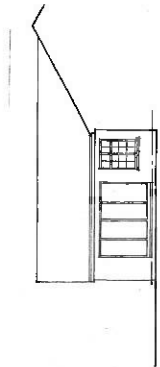
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving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

Date (cannot be pre-
application)

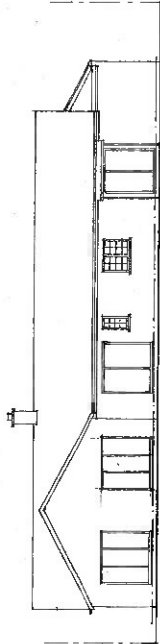
11/09/2019



LOCATION PLAN



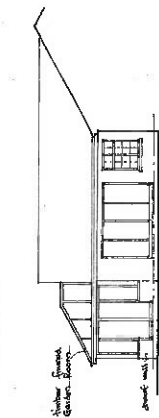
EXISTING SIDE ELEVATION



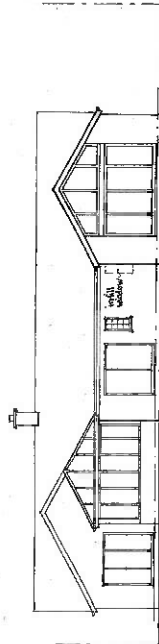
EXISTING REAR ELEVATION



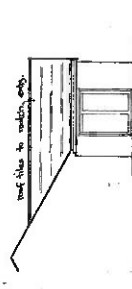
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



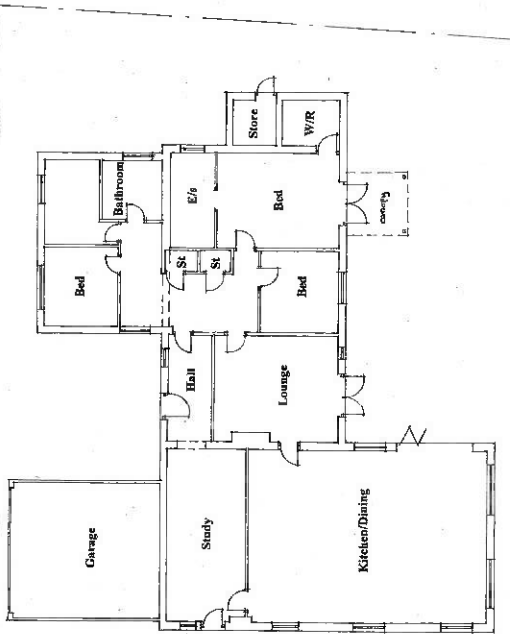
PROPOSED REAR ELEVATION



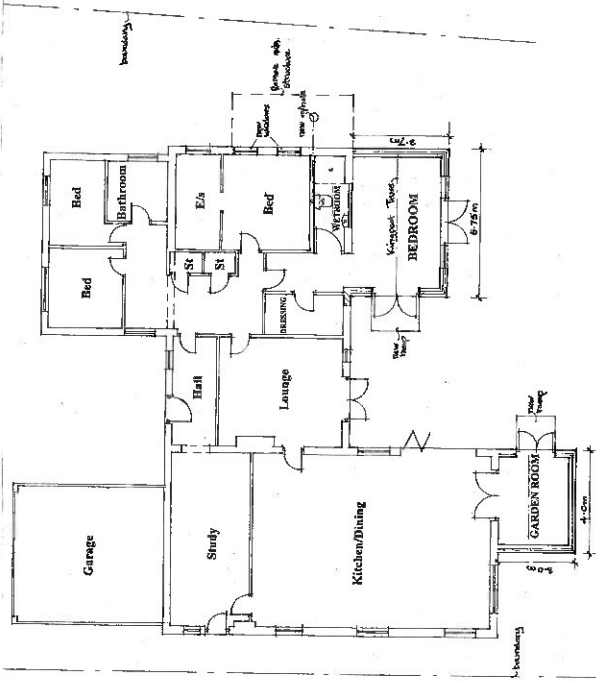
PROPOSED SIDE ELEVATION

PLANNING NOTES

- Remove existing canopy and Store/W/R outbuilding and construct new Bedroom and Garden Room extensions, & internal alterations all as shown on Dwg No: 3A/MR/19/02, to provide disabled facilities for client.
- New Bedroom extension to have 'Northampton Stone' external wall finish, with roof tiles to match existing house. New windows, doors, & glazing to be in powder coated aluminium to match existing house.
- New Bedroom extension to have vaulted ceiling with oak King Post Truss and steel frame to full height glazing as shown.
- Internal doors and openings to be widened to provide disabled access to new Wetroom.
- New Garden extension to be constructed from painted timber frame as shown, built off dwarf wall and concrete foundations
- New extensions to have new ramps for disabled access to garden.
- New rainwater goods to match existing connected to extg drain or new soakaways.



EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR

<p>ON-TIME DESIGN ARCHITECTURE - PROJECT MANAGEMENT - PLANNING SUPERVISOR 105, PARK LANE, DUSTON, NORTHAMPTON NN5 6RW Tel: 01604 585683 Mobile: 07771 881207 E-Mail: centimedesign@btbbao.com</p>	<p>PROPOSED REAR EXTENSIONS AT 3A, MAIN ROAD, DUSTON NORTHAMPTON NN5 6JB</p>	<p>Client: MRS J. CHENEY Date: 8/6/19 Scale: 1:100 Drawn by: J.O'R.</p>	<p>Project: BEDROOM & GARDEN ROOM EXTENSIONS Drawing no: 3A/MR/19/02 Rev</p>	<p>DO NOT SCALE</p>
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Attached is a proposal plan for parking restriction changes, which has been drawn up following the assessment of a request that has been submitted in your area.

- Ashwood Road, Northampton – Request submitted by the Catholic Church. The existing yellow lines do not have a Traffic Order and are painted incorrectly. The church have confirmed that yellow lines are required to allow for funeral procession. Therefore we need to advertise an order and repaint the yellow lines to the correct specification.

Highways would welcome the Parish Councils feedback and if possible, confirmation of whether or not they support the change being put forward.

