



DUSTON PARISH COUNCIL

1

Duston Parish Council
Duston Community Centre
Pendle Road
Duston
Northampton
NN5 6DT

Planning Committee

Cllrs Ingram (Chair), Cllr Hinch (Vice-Chair), Cllrs Bottwood, Barnes, Pape

15th October 2021

Dear Councillor,

You are hereby summoned to attend a meeting of the Planning Committee to be held at Duston Community Centre on Thursday 21st October 2021 commencing at 6.00pm for the purpose of transacting the following business.

Issued by:

Gary Youens
Acting Parish Clerk, Duston Parish Council

AGENDA

PC014/21. To receive and approve apologies for absence

PC015/21. To receive and approve for signature the minutes of the meeting held on 16th September 2021 (APPENDIX A)

PC016/21. 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*).

PC017/21. Public Participation Session (*Persons wishing to address the committee on an agenda item may register their intention to do so by telephone or email by 12 noon on the day of the meeting and may speak for a maximum of 3 minutes*).

PC018/21. Planning Applications

- a) WNN/2021/0853, 33A Millway, Northamptonshire NN5 6ES
ERECTION OF SINGLE GARAGE
- b) WNN/2021/0882, 77 Brockwood Close Northamptonshire NN5 6LY
SINGLE STOREY SIDE EXTENSION
- c) WNN/2021/0879, 30 Liberty Drive Northamptonshire NN5 6TU
SINGLE STOREY FRONT AND SIDE EXTENSION
- d) WNN/2021/0880, The Elms 1 Millway Northamptonshire NN5 6ER
SINGLE STOREY REAR EXTENSION AND INTERNAL AND EXTERNAL ALTERATIONS TO
GRADE II LISTED BUILDING

PC019/21. Unregistered Land

- To discuss what Duston Parish Council can do about unregistered land in the Parish

PC020/21. Meeting Schedule

- To agree a proposed meeting schedule for Planning Committee

PC021/21. Date of Next Meeting



DUSTON PARISH COUNCIL

Duston Parish Council
Duston Community Centre
Pendle Road
Duston
Northampton
NN5 6DT

Planning Committee
MINUTES 19th August 6pm

CHAIR: Councillor M Ingram

PRESENT: Cllrs Pape Hinch, Barnes

IN ATTENDANCE:

Gary Youens – Acting Parish Clerk

PC008/21. To receive apologies for absence

- Cllr Bottwood

PC009/21. To receive and approve the minutes of the meeting held on Thursday 19th August 2021 (APPENDIX A)

- **RESOLVED:** The minutes of the meeting held on Thursday 19th August 2021 were approved as a true record and signed by the Chair.

PC010/21. To receive declarations of interest under the Council's Code of Conduct related to business on the agenda.

- There were no declarations of interest.

PC011/21. Public Participation Session

- There were no speakers from the public.

PC012/21. Planning Applications

- a) WNN/2021/0709, 63 Chiltern Avenue Northamptonshire NN5 6AU
FRONT PORCH EXTENSION, SINGLE/TWO STOREY REAR EXTENSION AND NEW
RECREATION ROOM TO REAR GARDEN

RESOLVED: No Comment or Observation

- b) WNN/2021/0706, 156 Main Road Duston Northamptonshire NN5 6AF
NEW DWELLING

RESOLVED: Objection. Duston Parish Council believes this is an overdevelopment. Whilst parking provision is made in the application there is still a concern that this will cause additional on street parking close to a busy junction. Eastfield Road is a major road in Duston and it is felt more on street parking in this particular location could be hazardous. Duston Neighbourhood Plan Policy H4 also makes reference to back fill.

- c) WNN/2021/0497, 8 The Lawns Northamptonshire NN5 6AF

RESOLVED: No Comment or Observation

- d) WNN/2021/0630, 31 Cotswold Avenue Northamptonshire NN5 6XF

RESOLVED: No Comment or Observation

- e) WNN/2021/0644, 212 Ryeland Road Northamptonshire NN5 6XF

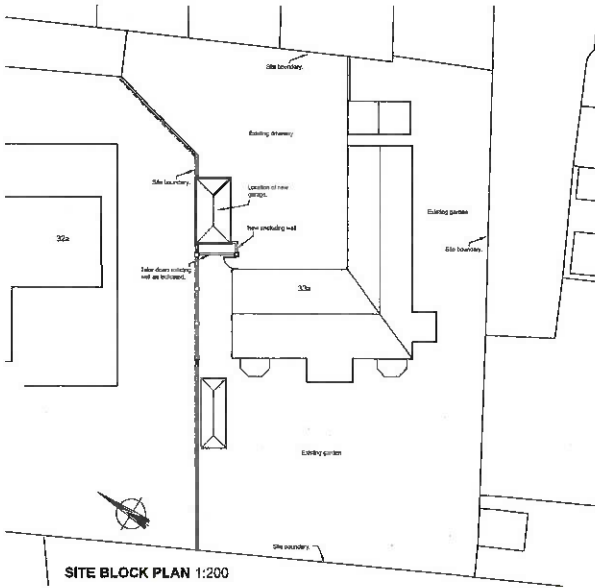
RESOLVED: No Comment or Observation

PC013/21. Date of Next Meeting

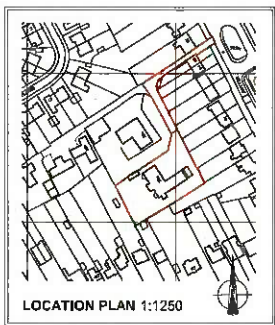
- **RESOLVED:** The next Planning Committee will take place on 21st October 2021 at 6.00pm.

The meeting closed at 6:31pm

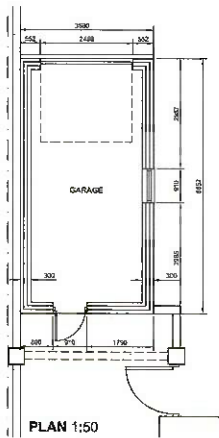
**WNN/2021/0853,
33A Millway,
Northamptonshire
NN5 6ES
ERECTION OF SINGLE
GARAGE**



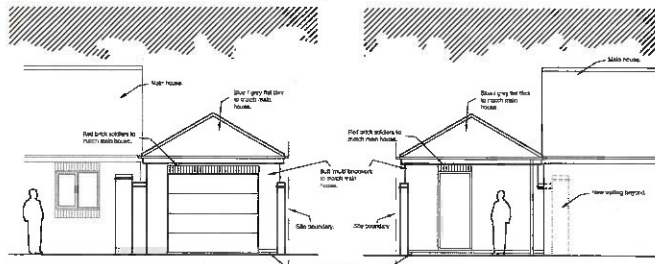
SITE BLOCK PLAN 1:200



LOCATION PLAN 1:1250

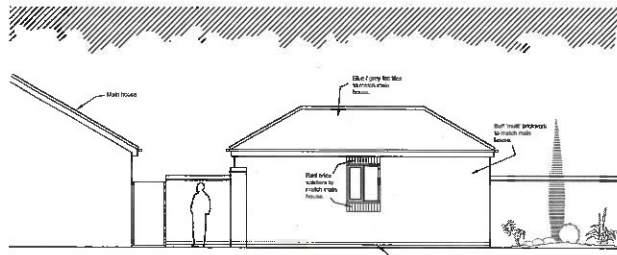


PLAN 1:50

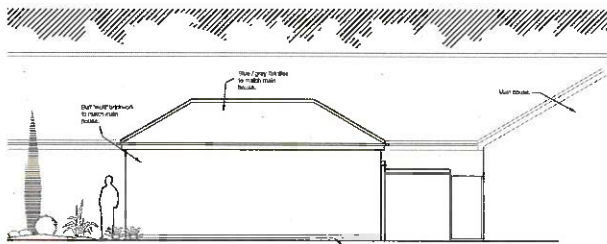


FRONT ELEVATION (EAST) 1:50

REAR ELEVATION (WEST) 1:50



SIDE ELEVATION (SOUTH) 1:50



SIDE ELEVATION (NORTH) 1:50

NOTES
 1. For Planning by the local authority.
 2. Survey conducted and dated as per the notes.
 3. All dimensions are in metres unless otherwise stated.
 4. Drawing and documents to be read in conjunction with the
 5. A C02/21 Facilities Order in Planning Application

sr3 design
 Architects

arb
 Architects
 Registration
 Board

PROJECT
 PROPOSED SINGLE GARAGE AT
 33A MILBURN
 DUSTON, NORTHAMPTON

DRAWING TITLE
 PROPOSED PLAN AND ELEVATIONS

| | | | |
|-------------|------------|-------------|-----------|
| DATE | SEPT. 2021 | SCALE | SHOWING 1 |
| PROJECT No: | 2020-210 | DRAWING No: | 01A |

This drawing is the property of sr3 design and must not be copied or reproduced without written permission.



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 | 33 |
| Suffix | A |
| Property name | |
| Address line 1 | Millway |
| Address line 2 | |
| Address line 3 | |
| Town/city | Northampton |
| Postcode | NN5 6ES |

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

| | |
|--------------|--------|
| Easting (x) | 472385 |
| Northing (y) | 260526 |

Description

2. Applicant Details

| | |
|----------------|--------------|
| Title | Mr |
| First name | Bob |
| Surname | Wilson |
| Company name | |
| Address line 1 | 33A, Millway |
| Address line 2 | |
| Address line 3 | |
| Town/city | Northampton |
| Country | |

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?

Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without consent?

Yes No

5. Materials

Does the proposed development require any materials to be used externally?

Yes No

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

| | |
|--|---|
| Walls | |
| Description of existing materials and finishes (optional): | Buff multi brick with red features and blue bricks below dpc. |

5. Materials

Description of proposed materials and finishes:

Buff multi brick with red features and blue bricks below dpc, all to match existing.

Roof

Description of existing materials and finishes (optional):

Blue / grey flat tile.

Description of proposed materials and finishes:

Blue / grey flat tile, to match existing.

Windows

Description of existing materials and finishes (optional):

Anthracite coloured upvc

Description of proposed materials and finishes:

Anthracite coloured upvc to match existing.

Doors

Description of existing materials and finishes (optional):

Anthracite coloured upvc.

Description of proposed materials and finishes:

Anthracite coloured upvc to match existing.

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

Yes No

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

2020-210-01 Proposed plans and elevations.

6. Trees and Hedges

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

Yes No

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

Yes No

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

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

Yes No

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

Yes No

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

Yes No

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

9. Site Visit

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

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

10. Pre-application Advice

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

Yes No

11. Authority Employee/Member

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

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

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

Yes No

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

Do any of the above statements apply?

12. Ownership Certificates and Agricultural Land Declaration

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

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

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

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

Person role

- The applicant
- The agent

Title

Mr

First name

Stephen

Surname

Robinson

Declaration date
(DD/MM/YYYY)

30/09/2021

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)

30/09/2021

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://ecab.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:

Mr Stephen Robinson, SR3 Design for and on behalf of Mr Bob Wilson

Planning Portal Reference (if applicable): PP-10263134

Local authority planning application number (if allocated):

Site Address:

33a Millway,
Duston,
Northampton.
NN5 6ES

Description of development:

Erection of a single garage.

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

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**

5. 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 either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, **AND** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are 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 note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

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

Yes No

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

6. Proposed New Gross Internal Area

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

Please note, 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, you should answer 'No' to Question 4b above.

Yes No

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

b) Does the application involve new **non-residential development**?

Yes No

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

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

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 area 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 section 7c.

| | Brief description of existing building/part of existing building to be retained or demolished. | Gross internal area (sqm) to be retained. | Proposed use of retained gross internal area. | Gross internal area (sqm) 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 the development proposal include the retention, demolition or partial demolition of any whole buildings which people do not usually go into 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?

Yes No

If yes, please complete the following table:

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

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes No

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

| Use | Mezzanine gross internal area (sqm) |
|-----|-------------------------------------|
| | |
| | |
| | |

8. Declaration

I/we confirm that the details given are correct.

Name:

Mr Stephen Robinson, SR3 Design for and on behalf of Mr Bob Wilson

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

30/09/2021

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:

Ashley Robinson

From: Cllr Nigel Hinch
Sent: 08 October 2021 14:22
To: NBC Planning
Subject: RE: Planning Application WNN/2021/0853 33A Millway Northampton Northamptonshire NN5 6ES

Categories: Ashley Robinson, Attach to MGOV

No observations or comments on the application

Kind regards,

Cllr Nigel Hinch – Duston East Ward
[Cllr Nigel Hinch@WestNorthants.gov.uk](mailto:Nigel.Hinch@WestNorthants.gov.uk)
Follow us on Facebook & Twitter @westnorthants



**West
Northamptonshire
Council**

www.westnorthants.gov.uk
0300 126 7000

Trust | High Performing | Respect | Innovative | Value | Empower

From: NBC Planning <Planning.NBC@westnorthants.gov.uk>
Sent: 08 October 2021 11:53
To: Cllr Nigel Hinch <Nigel.Hinch@westnorthants.gov.uk>
Subject: Planning Application WNN/2021/0853 33A Millway Northampton Northamptonshire NN5 6ES

Please see the attached letter regarding the above planning application which has been received by the Northampton area planning office of West Northamptonshire Council. Please follow the link below in order to view plans and information regarding this application. Insert the Application Reference Number in full into the search box and click submit

<http://planning.northamptonboroughcouncil.com/planning>

Please send your response to planning.nbc@westnorthants.gov.uk

Please send any correspondence relating to this application to planning.nbc@westnorthants.gov.uk quoting the reference number in the subject line.

Kind regards

Dobromi'a Jaskulska
Planning & Building Control Registration Officer
Place & Economy Directorate

West Northamptonshire Council | The Guildhall | St Giles Square | Northampton | NN1 1DE
Tel: 0300 330 7000 | www.westnorthants.gov.uk <<http://www.westnorthants.gov.uk/>>
Follow us on Facebook & Twitter @westnorthants



**West
Northamptonshire
Council**

PLANNING CONSULTATION LIST

| | |
|------------------------------|---|
| Application Reference | WNN/2021/0853 |
| Location | 33A Millway Northampton Northamptonshire NN5 6ES |
| Proposal | Erection of single garage |

Consultees

| Name | Type | Sent Date | Expiry |
|---|--------------|------------------|---------------|
| Duston Parish Council | Consultation | 08/10/2021 | 29/10/2021 |
| Duston Parish Council - Neighbourhood Forum | Consultation | 08/10/2021 | 29/10/2021 |

| | | | |
|------------------|--------------|------------|------------|
| Cllr Paul Dyball | Consultation | 08/10/2021 | 29/10/2021 |
| Cllr Nigel Hinch | Consultation | 08/10/2021 | 29/10/2021 |
| Cllr Greg Lunn | Consultation | 08/10/2021 | 29/10/2021 |

Overall Consult Expiry Date: 29 October 2021

Overall Re-Consults Expiry Date:

| Neighbours | | | | |
|---------------------------------------|------------|-------------|----------------------|------------------------|
| Address | Sent Date | Expiry Date | Re-Consult Sent Date | Re-Consult Expiry Date |
| 32 Millway Northampton NN5 6ES | 08/10/2021 | 29/10/2021 | | |
| 32A Millway Northampton NN5 6ES | 08/10/2021 | 29/10/2021 | | |
| 33 Millway Northampton NN5 6ES | 08/10/2021 | 29/10/2021 | | |
| 34 Millway Northampton NN5 6ES | 08/10/2021 | 29/10/2021 | | |
| 36 Millway Northampton NN5 6ES | 08/10/2021 | 29/10/2021 | | |
| 38 Millway Northampton NN5 6ES | 08/10/2021 | 29/10/2021 | | |
| 40 Millway Northampton NN5 6ES | 08/10/2021 | 29/10/2021 | | |

| | | | | |
|---|------------|------------|--|--|
| 417 Weedon Road Northampton NNS 4EX | 08/10/2021 | 29/10/2021 | | |
| 419 Weedon Road Northampton NNS 4EX | 08/10/2021 | 29/10/2021 | | |
| 42 Millway Northampton NNS 6ES | 08/10/2021 | 29/10/2021 | | |
| 421 Weedon Road Northampton NNS 4EX | 08/10/2021 | 29/10/2021 | | |
| 44 Millway Northampton NNS 6ES | 08/10/2021 | 29/10/2021 | | |
| 46 Millway Northampton NNS 6ES | 08/10/2021 | 29/10/2021 | | |
| 48 Millway Northampton NNS 6ES | 08/10/2021 | 29/10/2021 | | |

Overall Neighbour Expiry Date: 29 October 2021

Overall Neighbour Re-Consults Expiry Date:



LOCATION PLAN 1:1250



**WNN/2021/0882,
77 Brockwood Close
Northamptonshire
NN5 6LY
SINGLE STOREY SIDE
EXTENSION**



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

Publication of applications on planning authority websites.

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

1. Site Address

| | |
|----------------|-----------------|
| Number | 77 |
| Suffix | |
| Property name | |
| Address line 1 | Brockwood Close |
| Address line 2 | |
| Address line 3 | |
| Town/city | Northampton |
| Postcode | NN5 6LY |

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

| | |
|--------------|--------|
| Easting (x) | 471156 |
| Northing (y) | 262418 |

Description

2. Applicant Details

| | |
|----------------|---------------------|
| Title | Mr |
| First name | Karl |
| Surname | Austin |
| Company name | |
| Address line 1 | 77, Brockwood Close |
| Address line 2 | |
| Address line 3 | |
| Town/city | Northampton |
| Country | |

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?

Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without consent?

Yes No

5. Materials

Does the proposed development require any materials to be used externally?

Yes No

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

| Walls | |
|--|---|
| Description of existing materials and finishes (optional): | Existing timber/brick lean to structure |
| Description of proposed materials and finishes: | Brick work to match existing |

5. Materials

| | |
|--|-----------------------------------|
| Roof | |
| Description of existing materials and finishes (optional): | Reinforced glass sheets |
| Description of proposed materials and finishes: | Single ply membrane roof covering |

| | |
|--|--|
| Windows | |
| Description of existing materials and finishes (optional): | Half height single glazing |
| Description of proposed materials and finishes: | Newly proposed double glazed window to match existing styles |

| | |
|--|--|
| Doors | |
| Description of existing materials and finishes (optional): | Timber doors |
| Description of proposed materials and finishes: | Full height double glazed double doors |

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

Refer to drawing pack

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

11. Authority Employee/Member

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

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

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

Yes No

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

Do any of the above statements apply?

12. Ownership Certificates and Agricultural Land Declaration

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

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

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

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

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

13. Declaration

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

Date (cannot be pre-application)

Community Infrastructure Levy (CIL) - 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://ecab.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:

Darren Edmonds

Planning Portal Reference (if applicable): PP-10280941

Local authority planning application number (if allocated):

Site Address:

77 Brockwood Close, Northampton, NN5 6LY

Description of development:

Single storey extension to side elevation

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

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**

5. 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 either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, **AND** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are 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 note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

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

Yes No

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

6. Proposed New Gross Internal Area

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

Please note, 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, you should answer 'No' to Question 4b above.

Yes No

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

b) Does the application involve new **non-residential development**?

Yes No

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

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

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 area 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 section 7c.

| | Brief description of existing building/part of existing building to be retained or demolished. | Gross internal area (sqm) to be retained. | Proposed use of retained gross internal area. | Gross internal area (sqm) 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 | | <input type="text"/> | | <input type="text"/> | | | |

7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings **which people do not usually go into 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?**

Yes No

If yes, please complete the following table:

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

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes No

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

| Use | Mezzanine gross internal area (sqm) |
|-----|-------------------------------------|
| | |
| | |
| | |

8. Declaration

I/we confirm that the details given are correct.

Name:

Darren Edmonds

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

06/10/2021

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:



**West
Northamptonshire
Council**

PLANNING CONSULTATION LIST

| | |
|------------------------------|--|
| Application Reference | WNN/2021/0882 |
| Location | 77 Brockwood Close Northampton Northamptonshire NN5 6LY |
| Proposal | Single storey side extension |

| Consultees | | | |
|---|--------------|------------------|---------------|
| Name | Type | Sent Date | Expiry |
| Duston Parish Council | Consultation | 11/10/2021 | 01/11/2021 |
| Duston Parish Council - Neighbourhood Forum | Consultation | 11/10/2021 | 01/11/2021 |

| | | | |
|--------------------|--------------|------------|------------|
| Cllr Matthew Golby | Consultation | 11/10/2021 | 01/11/2021 |
| Cllr Anna King | Consultation | 11/10/2021 | 01/11/2021 |
| Cllr Jake Roberts | Consultation | 11/10/2021 | 01/11/2021 |

Overall Consult Expiry Date: 1 November 2021

Overall Re-Consults Expiry Date:

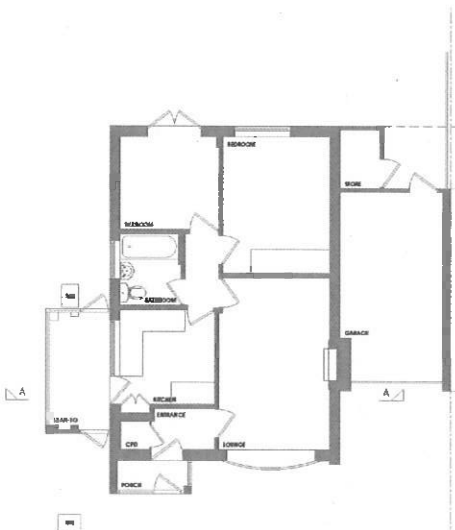
Neighbours

| Address | Sent Date | Expiry Date | Re-Consult Sent Date | Re-Consult Expiry Date |
|--|------------|-------------|----------------------|------------------------|
| 188 Park Lane Northampton NNS 6QW | 11/10/2021 | 01/11/2021 | | |
| 190 Park Lane Northampton NNS 6QW | 11/10/2021 | 01/11/2021 | | |
| 2 Elmwood Walk Northampton NNS 6LU | 11/10/2021 | 01/11/2021 | | |
| 4 Elmwood Walk Northampton NNS 6LU | 11/10/2021 | 01/11/2021 | | |
| 6 Elmwood Walk Northampton NNS 6LU | 11/10/2021 | 01/11/2021 | | |
| 76 Brockwood Close Northampton NNS 6LY | 11/10/2021 | 01/11/2021 | | |
| 78 Brockwood Close Northampton NNS 6LY | 11/10/2021 | 01/11/2021 | | |

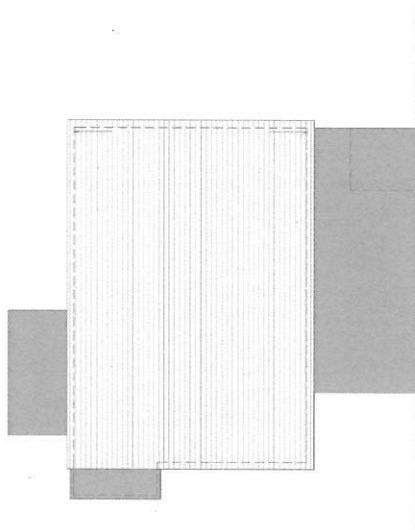
| | | | | |
|--|------------|------------|--|--|
| 79 Brockwood Close Northampton NN5 6LY | 11/10/2021 | 01/11/2021 | | |
|--|------------|------------|--|--|

Overall Neighbour Expiry Date: 1 November 2021

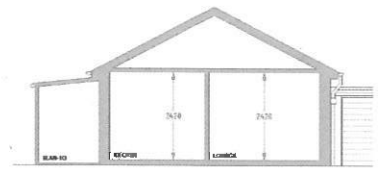
Overall Neighbour Re-Consults Expiry Date:



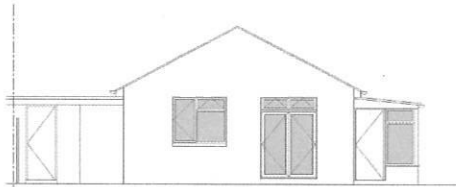
Ground Floor Plan



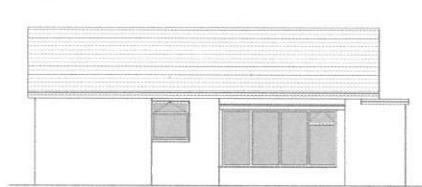
Roof Plan



Section A-A



Rear Elevation - Facing Southeast



Side Elevation - Facing Northeast



Front Elevation - Facing Northwest

DE-DESIGNS



Additional use of this drawing is prohibited for the purpose of this specific project and location. This drawing shall not be used for any other project, location, or jurisdiction. All dimensions and materials shall be indicated on the drawings. All dimensions and materials shall be indicated on the drawings. All dimensions and materials shall be indicated on the drawings.



REGISTERED

77 Stockwood Close
Northampton
NN5 6LY

| DESCRIPTION | DATE | NO. | REVISION | DATE |
|----------------------|--------------|-----|----------|------|
| Existing Plans | | | | |
| Planning Application | | | | |
| Scale: 1:100 @ A3 | Sep 2021 | | | |
| Drawn: DE | Checked: 100 | | | |



Site Block Plan - 1:500



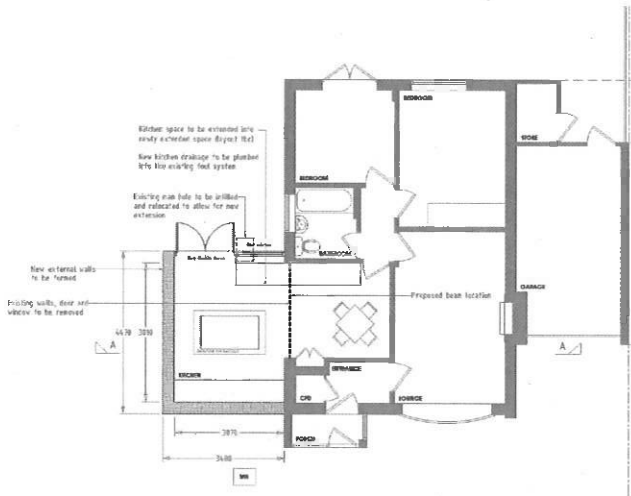
Location Plan - 1:1250

DE-DESIGNS

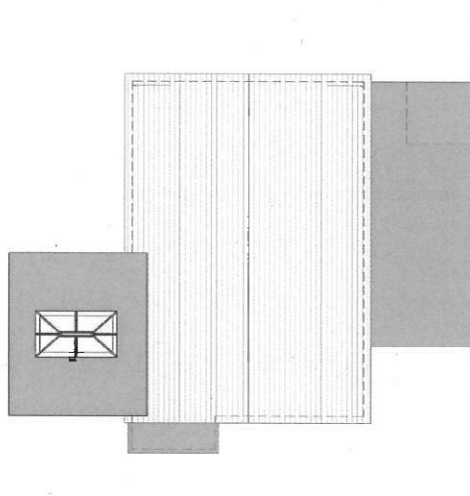


All measurements are the responsibility of the client. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided.

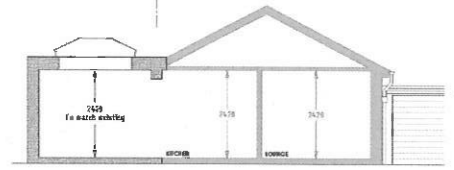
| | | | | |
|--|--------------------------------|-----|----------|-----------|
| 77 Brockwood Close Northampton NN5 6LY | Existing Site & Location Plans | No. | REVISION | DATE |
| | Planning Application | | | |
| | 1:100 & A3 | | | Sept 2021 |
| | DE | | | OS - GJ |



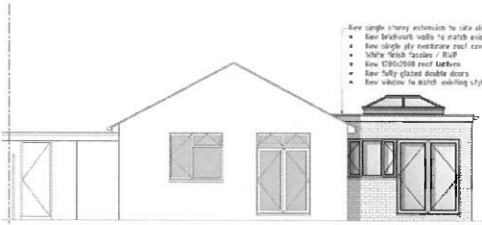
Ground Floor Plan



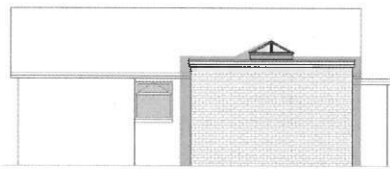
Roof Plan



Section A-A



Rear Elevation - Facing Southeast

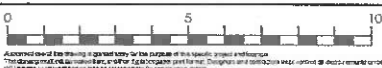


Side Elevation - Facing Northeast



Front Elevation - Facing Northwest

- New single storey extension to take advantage of:
- New brickwork walls to match existing
- New single ply membrane roof covering
- White Gable Slaters of Brick
- New 1250x250 roof timbers
- New fully glazed double doors
- New windows to match existing style



Approved one of the drawings is given only for the purpose of this specific project and reference. The designer and client shall be responsible for the final construction and any other drawings shall be prepared by the client. The client shall be responsible for the final construction and any other drawings shall be prepared by the client.



77 Brockwood Close
Northampton
NN4 5LY

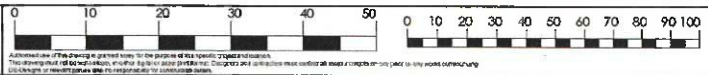
| | | | | |
|----------|----------------------|----------|----------|------------|
| EDITION | Proposed Plans | FILE | REVISION | DATE |
| Issue | Planning Application | | | |
| Scale | 1:100 w/ AS | DATE | | Sept: 2021 |
| DESIGNER | DE | DRAWN BY | ICI | |



Site Block Plan - 1:500



Location Plan - 1:1250



All information on this drawing is granted solely for the purpose of the specific project mentioned.
The drawings shall not be used for any other purpose without the consent of the author.
The author shall not be held responsible for any errors or omissions.

77 Brockwood Close
Northampton
NN4 6LY

| REVISION | NO | REASON | DATE |
|----------|----|--------|------|
| | | | |
| | | | |

PROJECT: Proposed Site & Location Plans
 TITLE: Planning Application
 SCALE: 1:100 @ A3
 DATE: Sep 2021
 DRAWN: DE
 CHECKED: GS-02

**WNN/2021/0879,
30 Liberty Drive
Northamptonshire
NN5 6TU
SINGLE STOREY
FRONT AND SIDE
EXTENSION**



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

Publication of applications on planning authority websites.

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

1. Site Address

| | |
|----------------|---------------|
| Number | 30 |
| Suffix | |
| Property name | |
| Address line 1 | Liberty Drive |
| Address line 2 | |
| Address line 3 | |
| Town/city | Northampton |
| Postcode | NN5 6TU |

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

| | |
|--------------|--------|
| Easting (x) | 472485 |
| Northing (y) | 262368 |

Description

| |
|--|
| |
|--|

2. Applicant Details

| | |
|----------------|-------------------|
| Title | |
| First name | Charlotte |
| Surname | Pateman |
| Company name | |
| Address line 1 | 30, Liberty Drive |
| Address line 2 | Duston |
| Address line 3 | |
| Town/city | Northampton |
| Country | |

2. Applicant Details

Postcode

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

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without consent? Yes No

5. Materials

Does the proposed development require any materials to be used externally? Yes No

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

| Walls | |
|--|----------------|
| Description of existing materials and finishes (optional): | Face brickwork |
| Description of proposed materials and finishes: | Face brickwork |

5. Materials

| | |
|--|----------------|
| Roof | |
| Description of existing materials and finishes (optional): | Concrete tiles |
| Description of proposed materials and finishes: | Concrete tiles |

| | |
|--|------------|
| Windows | |
| Description of existing materials and finishes (optional): | White UPVC |
| Description of proposed materials and finishes: | White UPVC |

| | |
|--|------------|
| Doors | |
| Description of existing materials and finishes (optional): | White UPVC |
| Description of proposed materials and finishes: | White UPVC |

| | |
|--|-----------------------|
| Boundary treatments (e.g. fences, walls) | |
| Description of existing materials and finishes (optional): | Close boarded fencing |
| Description of proposed materials and finishes: | Close boarded fencing |

| | |
|--|--------------|
| Vehicle access and hard standing | |
| Description of existing materials and finishes (optional): | Block paving |
| Description of proposed materials and finishes: | Block paving |

| | |
|--|-----|
| Lighting | |
| Description of existing materials and finishes (optional): | N/A |
| Description of proposed materials and finishes: | N/A |

| | |
|--|-----|
| Other N/A | |
| Description of existing materials and finishes (optional): | N/A |
| Description of proposed materials and finishes: | N/A |

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

Drawing No. 21/021/01
Applicant Statement (Pateman)

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

11. Authority Employee/Member

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

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

It is an important principle of decision-making that the process is open and transparent. Yes No

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

Do any of the above statements apply?

12. Ownership Certificates and Agricultural Land Declaration

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

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

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

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

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

12. Ownership Certificates and Agricultural Land Declaration

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)

05/10/2021

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:

Philip Corbett

Planning Portal Reference
(if applicable):

PP-10279237

Local authority planning application number
(if allocated):

Site Address:

30 Liberty Drive
Duston
Northampton
NN5 6TU

Description of development:

Single storey extensions to front and side of 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 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:

Philip Corbett

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

05/10/2021

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:



**West
Northamptonshire
Council**

PLANNING CONSULTATION LIST

| | |
|------------------------------|--|
| Application Reference | WNN/2021/0879 |
| Location | 30 Liberty Drive Northampton Northamptonshire NN5 6TU |
| Proposal | Single storey front and side extension |

| Consultees | | | |
|---|--------------|------------------|---------------|
| Name | Type | Sent Date | Expiry |
| Duston Parish Council | Consultation | 11/10/2021 | 01/11/2021 |
| Duston Parish Council - Neighbourhood Forum | Consultation | 11/10/2021 | 01/11/2021 |

| | | | |
|------------------|--------------|------------|------------|
| Cllr Paul Dyball | Consultation | 11/10/2021 | 01/11/2021 |
| Cllr Nigel Hinch | Consultation | 11/10/2021 | 01/11/2021 |
| Cllr Greg Lunn | Consultation | 11/10/2021 | 01/11/2021 |

Overall Consult Expiry Date: 1 November 2021

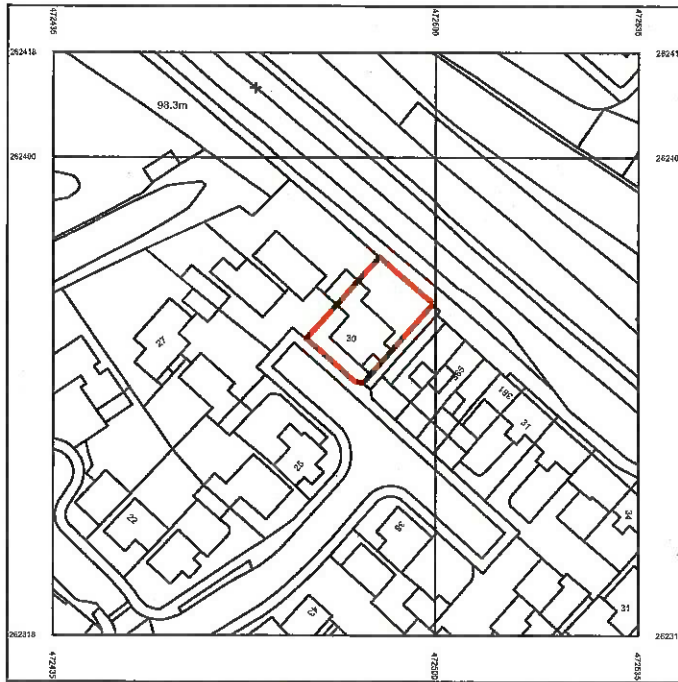
Overall Re-Consults Expiry Date:

| Neighbours | | | | |
|---|------------|-------------|----------------------|------------------------|
| Address | Sent Date | Expiry Date | Re-Consult Sent Date | Re-Consult Expiry Date |
| 25 Liberty Drive Northampton NN5 6TU | 11/10/2021 | 01/11/2021 | | |
| 26 Liberty Drive Northampton NN5 6TU | 11/10/2021 | 01/11/2021 | | |
| 27 Liberty Drive Northampton NN5 6TU | 11/10/2021 | 01/11/2021 | | |
| 28 Liberty Drive Northampton NN5 6TU | 11/10/2021 | 01/11/2021 | | |
| 29 Liberty Drive Northampton NN5 6TU | 11/10/2021 | 01/11/2021 | | |
| 367 Harlestone Road Northampton NN5 6PA | 11/10/2021 | 01/11/2021 | | |

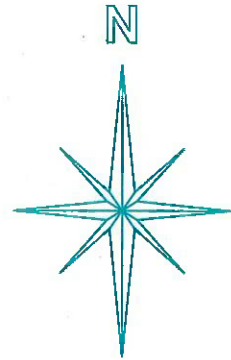
Overall Neighbour Expiry Date: 1 November 2021

Overall Neighbour Re-Consults Expiry Date:

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Serial number: 224660
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LOCATION PLAN 1:1250

-10.0 0 10.0 20.0 40.0

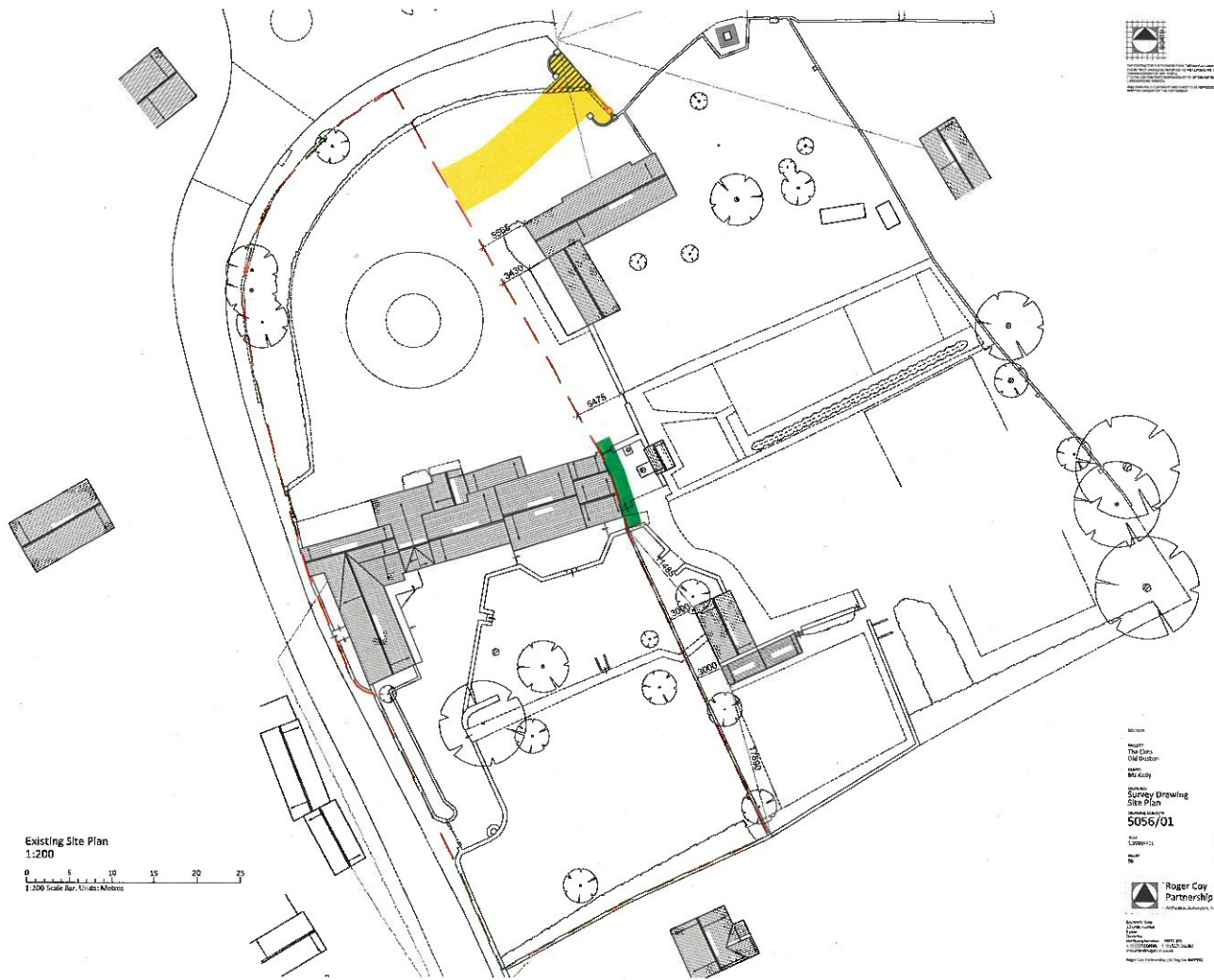
SCALE BAR (1:1250)

PROPOSED SINGLE STOREY EXTENSION
TO FRONT OF DWELLING AND LEAN TO
STORE TO SIDE

30 LIBERTY DRIVE
DUSTON
NORTHAMPTON
NN5

FOR : CHARLOTTE PATEMAN

**WNN/2021/0880,
The Elms 1 Millway
Northamptonshire NN5 6ER
SINGLE STOREY REAR
EXTENSION AND INTERNAL
AND EXTERNAL
ALTERATIONS TO GRADE II
LISTED BUILDING**

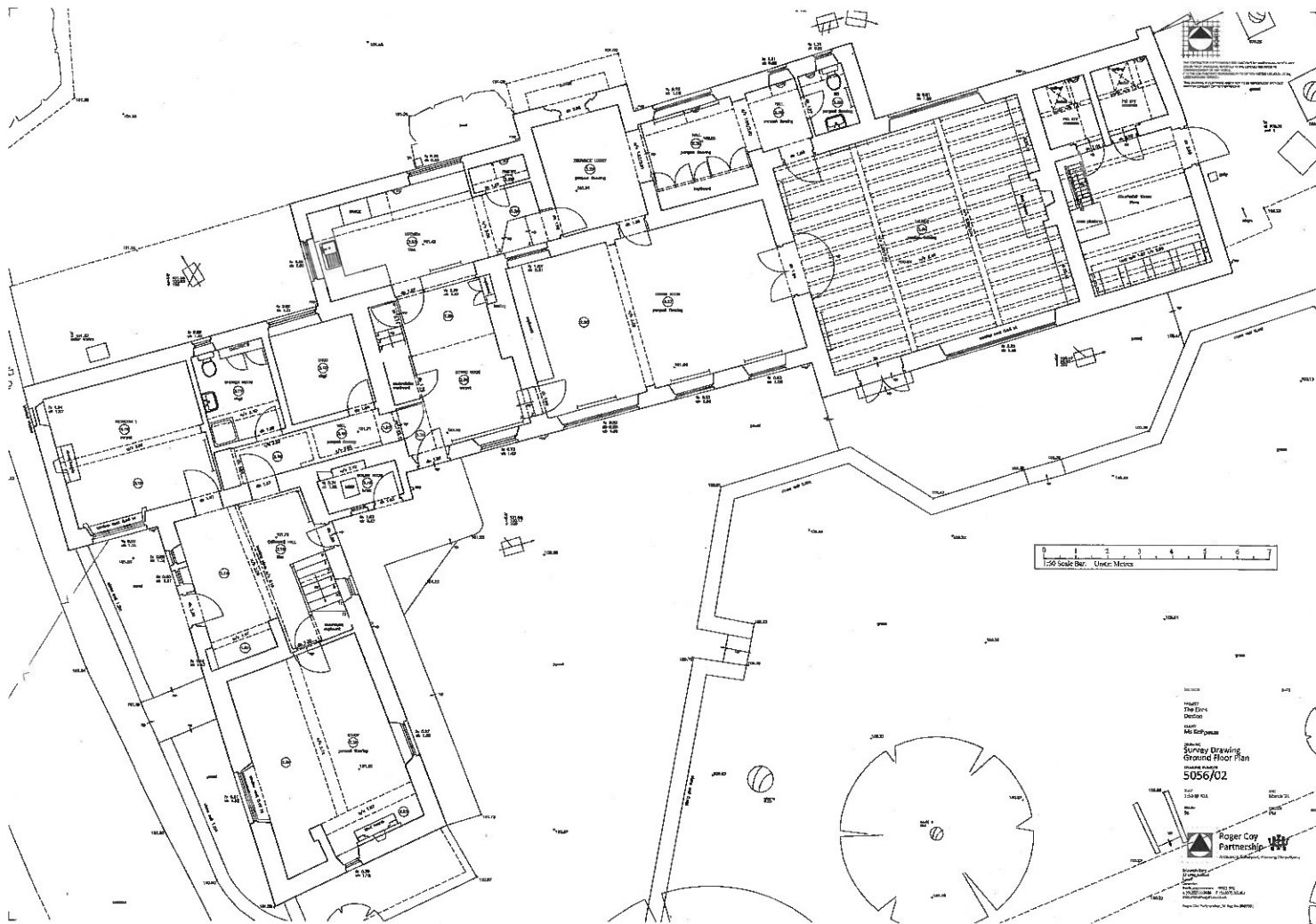


Existing Site Plan
1:200
0 5 10 15 20 25
1:200 Scale Bar - Units: Metres



Project:
Name:
Client:
Date:
Scale:
Drawing No.:
Revision:
Author:
Checked:
Approved:
Date:
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Drawing No.:
Revision:
Author:
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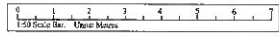
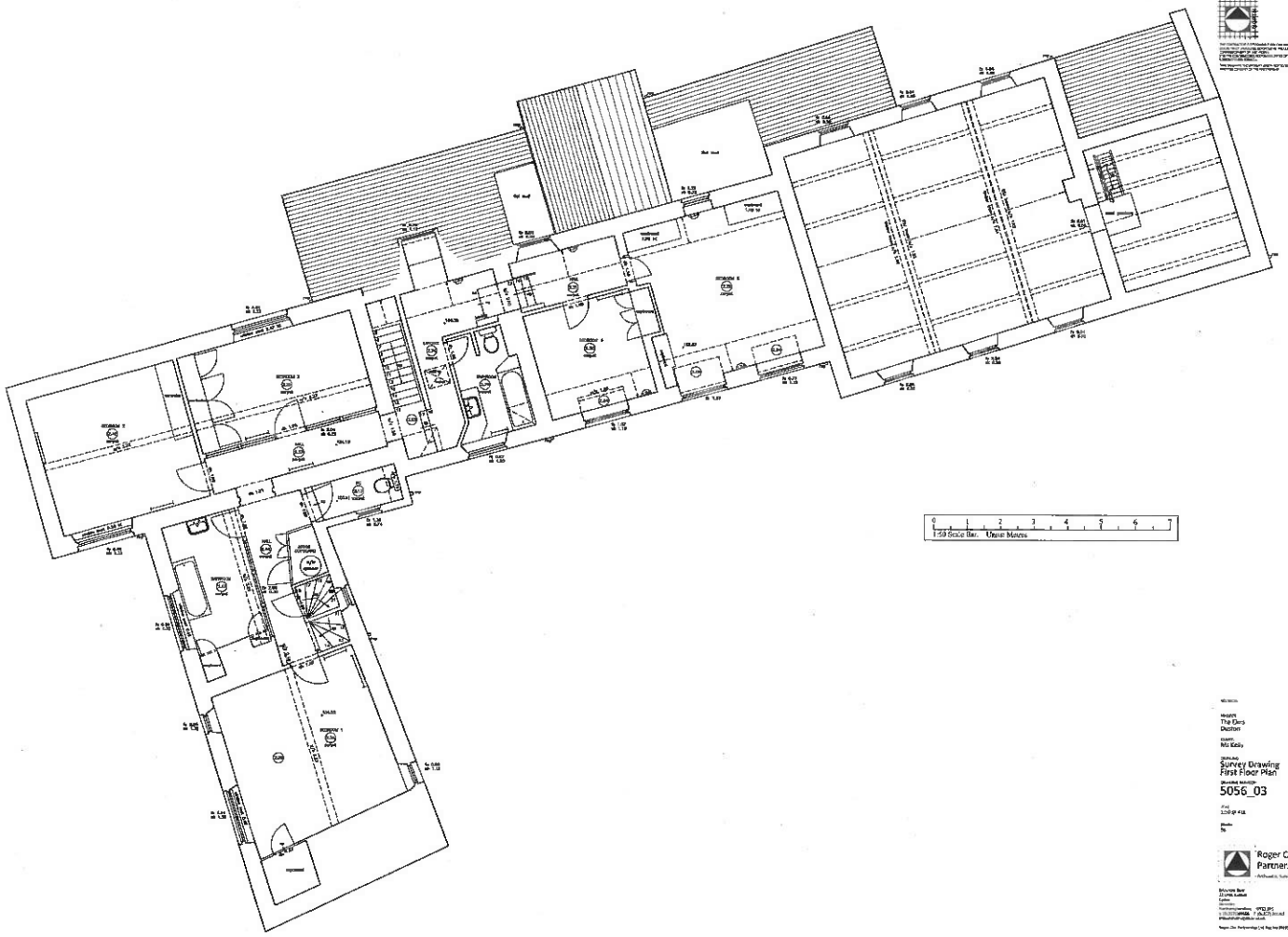
Roger Coy Partnership
ARCHITECTS, ENGINEERS, PLANNERS, DESIGNERS



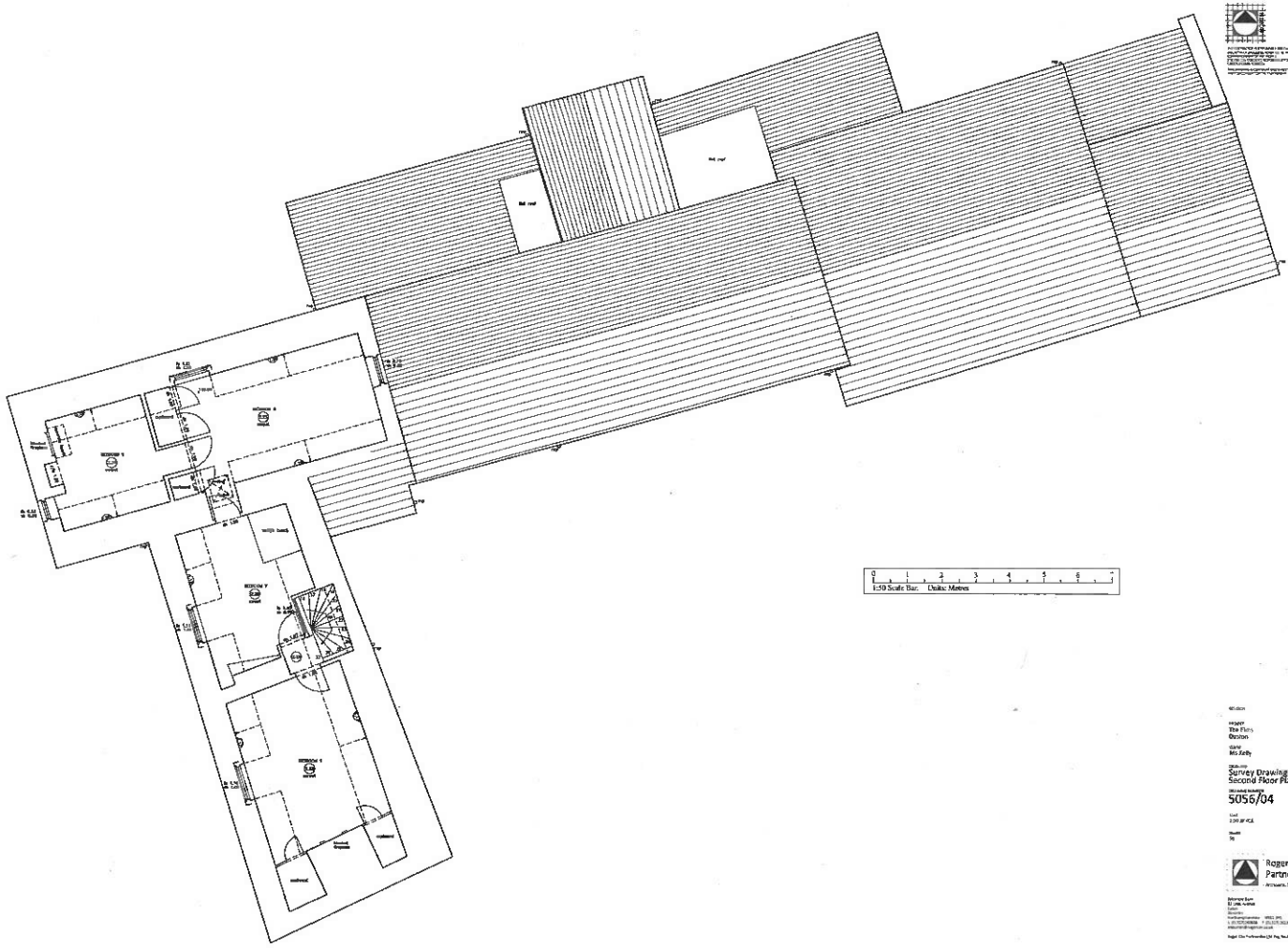
1:50 Scale Bar - Units: Meters

Project:
The First
Division
All Employees
General
Summary Drawing
Ground Floor Plan
Drawing Number
5056/02

Roger Coy
Partnership
Architects



Project:
 The Dors
 Location:
 No. 601
 Survey Drawing
 First Floor Plan
 Drawing No.:
5056_03
 Date:
 2008/04/14
 Scale:
 1/20
 Author:
 Roger Coy
 Partner
 Address: 10000 104th Ave. S.E.
 Bellevue, WA 98004
 Phone: (206) 468-1000
 Fax: (206) 468-1001
 Website: www.rcp.com



0 1 2 3 4 5 6 7
 1:50 Scale Bar: Metric

Project:
 Site Plan
 Design
 Date:
 10/15/11
 Drawing:
 Survey Drawing
 Second Floor Plan
 Drawing Number:
 5056/04
 Date of Issue: 10/15/11
 Scale: 1:50
 Project:
 5056/04
 Drawing:
 Survey Drawing
 Second Floor Plan
 Drawing Number:
 5056/04
 Date of Issue:
 10/15/11
 Scale:
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 Second Floor Plan
 Drawing Number:
 5056/04
 Date of Issue:
 10/15/11
 Scale:
 1:50

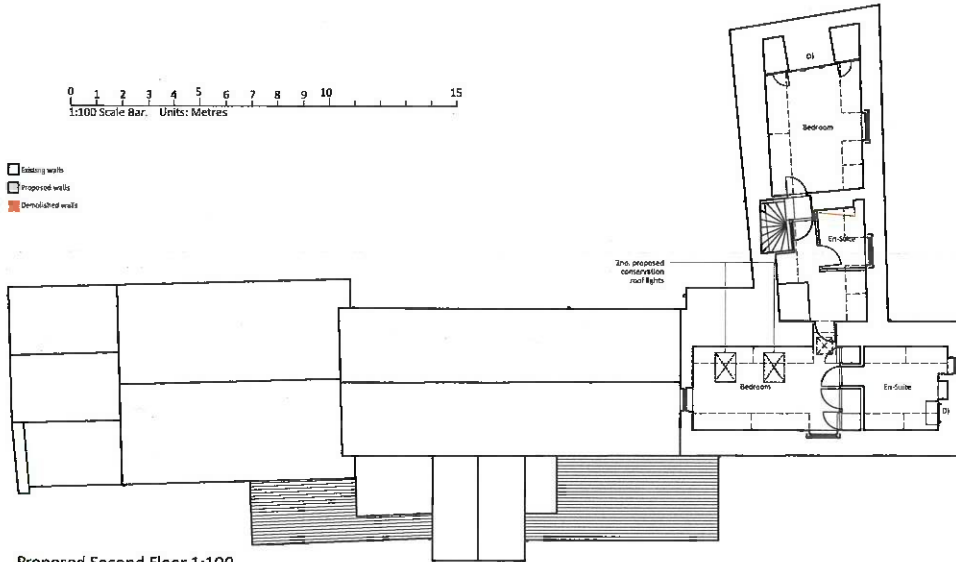




THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON SITE, AND FOR NOTIFYING THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES. THE CONTRACTOR'S OBLIGATION TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES DOES NOT RELIEVE THE ARCHITECT OF HIS OBLIGATION TO CHECK THE DIMENSIONS OF ALL WORK ON SITE.

0 1 2 3 4 5 6 7 8 9 10 15
1:100 Scale Bar Units: Metres

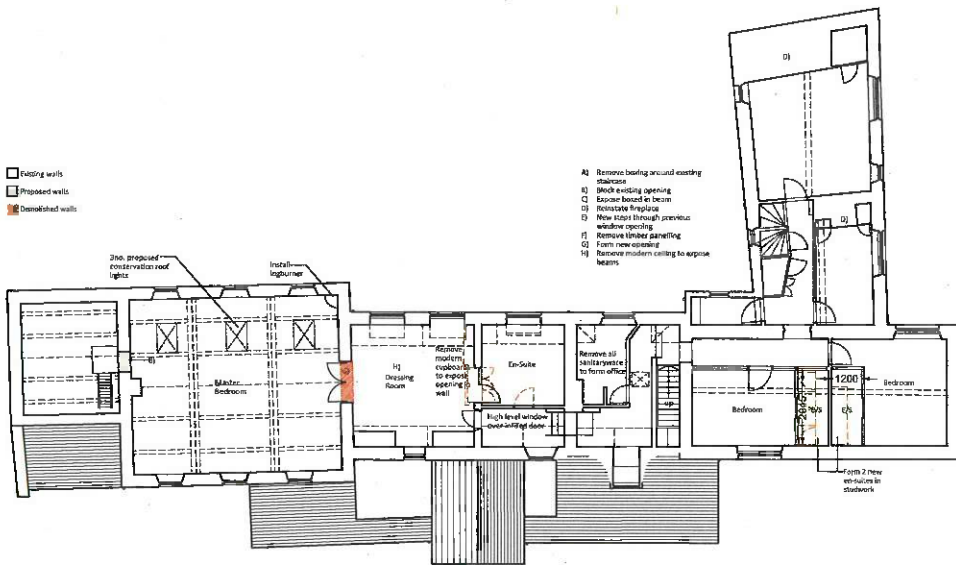
- Existing walls
- Proposed walls
- Demolished walls



Proposed Second Floor 1:100

- Existing walls
- Proposed walls
- Demolished walls

- A) Remove baring around existing staircase
- B) Block existing opening
- C) Expose timber in beam
- D) Reconstruct fireplace
- E) New steps through previous window opening
- F) Remove timber panelling
- G) Form new opening
- H) Remove modern ceiling to expose beams

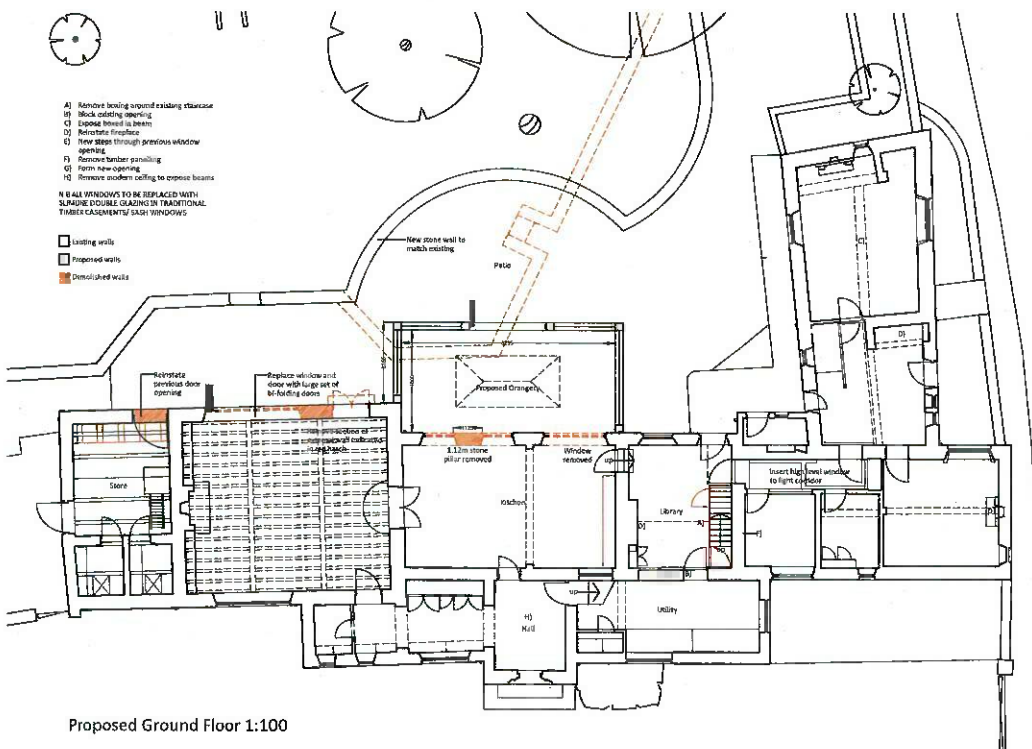


Proposed First Floor 1:100

- A) Remove baring around existing staircase
- B) Block existing opening
- C) Expose timber in beam
- D) Reconstruct fireplace
- E) New steps through previous window opening
- F) Remove timber panelling
- G) Form new opening
- H) Remove modern ceiling to expose beams

IN ALL WINDOWS TO BE REPLACED WITH SLIPCASE DOUBLE GLAZING IN TRADITIONAL TIMBER CASSEMENTS/ SASH WINDOWS

- Existing walls
- Proposed walls
- Demolished walls



Proposed Ground Floor 1:100

A) PM: Incorporating client comments March '21

REVISION

DATE

PROJECT

The Elms

Quinton

CLIENT

Ms Kelly & Mr Smith

DRAWING

Proposed Scheme

Proposed Plans

DRAWING NUMBER

5056/20A

SCALE

1:100 (B&P)

DATE

March '21

DESIGN

RC

PROJECT

RC

PROJECT

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PROJECT

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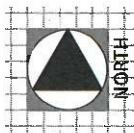
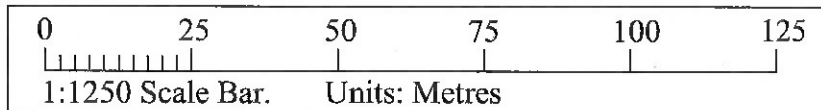
RC

PROJECT

RC



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Centre co-ordinates:

National Grid sheet reference at centre of this Siteplan:

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REVISION _____ DATE _____

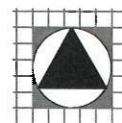
PROJECT:
The Elms
Old Duston

CLIENT:
Ms Kelly

DRAWING:
Ordnance Survey Map

DRAWING NUMBER:
5056/Map

SCALE DATE DRAWN CHECKED
1:1250@A4P March '21 OS SB



**Roger Coy
Partnership**
Architects, Surveyors,
Planning Consultants



Bricknells Barr
32 Lime Avenue
Eydon
Davenry
Northamptonshire NN11 3PG
t: (01327)260585 f: (01327) 262353
enquiries@rogercoy.co.uk

Roger Coy Partnership Ltd Reg.No.8569981



Householder Application for Planning Permission for works or extension to a dwelling and listed building consent.

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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 | 1 |
| Suffix | |
| Property name | The Elms |
| Address line 1 | Millway |
| Address line 2 | |
| Address line 3 | |
| Town/city | Northampton |
| Postcode | NN5 6ER |

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

| | |
|--------------|--------|
| Easting (x) | 472359 |
| Northing (y) | 260966 |

Description

2. Applicant Details

| | |
|----------------|------------------|
| Title | Dwynwen & Oliver |
| First name | |
| Surname | Smith |
| Company name | |
| Address line 1 | The Elms, |
| Address line 2 | 1 Millway |
| Address line 3 | |

2. Applicant Details

| | |
|-----------|-------------|
| Town/city | Northampton |
| Country | |
| Postcode | NN5 6ER |

Are you an agent acting on behalf of the applicant?

Yes No

| | |
|------------------|--|
| Primary number | |
| Secondary number | |
| Fax number | |
| Email address | |

3. Agent Details

| | |
|------------------|-----------------------|
| Title | Mr |
| First name | Ian |
| Surname | Bramble |
| Company name | Roger Coy Partnership |
| Address line 1 | Bricknells Barn |
| Address line 2 | 32 Lime Avenue |
| Address line 3 | Eydon |
| Town/city | Daventry |
| Country | United Kingdom |
| Postcode | NN11 3PG |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email | |

4. Description of Proposed Works

Please describe the proposed works:

Proposed single storey extension, proposed new garage and internal alterations to grade II listed building.

Has the work already been started without consent?

Yes No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

5. Listed Building Grading

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

Don't know Yes No

6. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes No

7. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes No

b) works to the exterior of the building?

Yes No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please refer to drawings no. 5056/MAP, 02, 03, 04, 05, 06, 20A, 21, 22, 23, 24, 25, 26 & 27. Supporting Statement.

9. 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) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

| Type | Existing materials and finishes | Proposed materials and finishes |
|----------------|---|---|
| External Walls | Local stone. | Glazed orangery. |
| Windows | Traditional timber casement and sash windows. | 5 no. proposed conservation rooflights. All windows to be replaced with slimline double glazing in traditional timber casement and sash. |

Are you submitting 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

Please refer to drawings no. 5056/MAP, 02, 03, 04, 05, 06, 20A, 21, 22, 23, 24, 25, 26 & 27. Supporting Statement.

10. 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

11. Parking

Will the proposed works affect existing car parking arrangements? Yes No

If Yes, please describe:

Proposed 4 bay garage is proposed for car parking.

12. 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

13. 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

14. 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

Turning to the detail of the proposed scheme, as discussed, the principle of the retention of the main house as a single dwelling rather than it being sub-divided into three units as previously approved would be in keeping with the historic character of the building and is welcomed. The pre-application enquiry proposes various internal and external alterations that will require a listed building application as well as a planning application for the external works, both of which will need to be supported by a Heritage Impact Assessment / Statement.

15. 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

15. Authority Employee/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?

16. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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 | <input type="text" value="Mr"/> |
| First name | <input type="text" value="Ian"/> |
| Surname | <input type="text" value="Bramble"/> |
| Declaration date | <input type="text" value="26/08/2021"/> |

Declaration made

17. Declaration

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

Date (cannot be pre-application)

Community Infrastructure Levy (CIL) - 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://ecab.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:

Roger Coy Partnership

Planning Portal Reference (if applicable): PP-10154539

Local authority planning application number (if allocated):

Site Address:

The Elms
Millway
Northampton
NN5 6ER

Description of development:

Proposed single storey extension, proposed new garage and internal alterations to grade II listed building.

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

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**

5. 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 either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, and any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; or
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, AND any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are 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 note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, and any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; or
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

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

Yes No

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, and any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; or
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

6. Proposed New Gross Internal Area

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

Please note, 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, you should answer 'No' to Question 4b above.

Yes No

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

b) Does the application involve new **non-residential development**?

Yes No

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

| Development type | (i) Existing gross internal area (square metres) | (ii) Gross internal area to be lost by change of use or demolition (square metres) | (iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres) | (iv) Net additional gross internal area following development (square metres) (iv) = (iii) - (ii) |
|---|--|--|--|--|
| Market Housing (if known) | 461.52 | 461.52 | 637.66 | 176.14 |
| Social Housing, including shared ownership housing (if known) | | | | |
| Total residential | 461.52 | 461.52 | 637.66 | 176.14 |
| Total non-residential | | | | |
| Grand total | 461.52 | 461.52 | 637.66 | 176.14 |

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 area 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 section 7c.

| | Brief description of existing building/part of existing building to be retained or demolished. | Gross internal area (sqm) to be retained. | Proposed use of retained gross internal area. | Gross internal area (sqm) to be demolished. | Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)? | | When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use. |
|------------------|--|---|---|---|---|-----------------------------|---|
| | | | | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | |
| 1 | Existing dwelling. | 461.52 | Residential dwelling. | 461.52 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Date: <input type="text"/> or Still in use: <input checked="" 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 | | 461.52 | | 461.52 | | | |

7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings which people do not usually go into 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?

Yes No

If yes, please complete the following table:

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

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes No

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

| Use | Mezzanine gross internal area (sqm) |
|-----|-------------------------------------|
| | |
| | |
| | |

8. Declaration

I/we confirm that the details given are correct.

Name:

Roger Coy Partnership

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

05.10.2021

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:



Design and Access Statement
for an application for
Householder and Listed Building Consent

Single Storey Extension and Internal Alterations at The Elms

September 2021

Roger Coy Partnership
32 Lime Avenue
Eydon
Northamptonshire
NN11 3PG

1.0 Introduction

1.1 This Design and Access Statement has been prepared in support of an application for Householder and Listed Building Consent for proposed single storey extension, garage and refurbishment elements of the entire building. This application also seeks approval for works to windows as detailed in accompanying documents.

1.2 The application has been prepared by Roger Coy Partnership on behalf of Ms Kelly and Mr Smith who have recently purchased the property.

1.3 This application is supplemented by the following documents:

- 5056/Map Location Plan
- 5056/01 Existing Site Plan
- 5056/02 Existing Ground Floor
- 5056/03 Existing First Floor
- 5056/04 Existing Second Floor
- 5056/05 Elevations 1 of 2
- 5056/06 Elevations 2 of 2
- 5056/20A Proposed Floor Plans
- 5056/21 Proposed Elevations
- 5056/22 Proposed Garage
- 5056/23 – Window Scheme – Ground Floor Plan
- 5056/24 – Window Scheme – First Floor Plan
- 5056/25 – Window Scheme – Second Floor Plan
- 5056/26 – Window Schedule – Elevations (1 of 2)
- 5056/27 – Window Schedule – Elevations (2 of 2)
- Window Schedule Table
- Site Photographs
- Heritage Statement
- CIL Forms

2.0 Site

- 2.1 The site address is: The Elms, 1 Millway, Old Duston, Northamptonshire
- 2.1 Old Duston lies to the West of Northampton. The site is located adjacent to a small roundabout which connects Main Road with Millway.
- 2.3 The site measures approximately 2800m²



- 2.4 The Elms is a Grade II listed building that lies towards the southern end of the Duston Conservation Area, indicated in red both above and below.

- 2.6 The listing entry is as follows:

1. MILLWAY 5327 (East Side) Duston ----- No 1 (The Elms) SP 76 SW 15/128
 2. Formerly Church Farm. C17 altered C19. Alternate bands of rubble and ashlar, Welsh slated roof with kneelers to stone coped gables. T plan, 2 storeys and attics, C19 casement windows under flat arches.
- Listing NGR: SP7234960964



2.7 The planning history relating to the site is listed below:

Planning Application N/2019/0713 - Valid From 18/06/2019

1 The Elms Millway, -, Northampton, Northamptonshire, NN5 6ER
Conversion and extension of 2no curtilage listed outbuildings to form 2no dwellings (Plots 4 & 6), 1no new dwelling (Plot 5), new detached car port to serve Plot 6, alterations to existing vehicular access and new stone walls

Planning Application N/2019/0714 - Valid From 18/06/2019

1 The Elms Millway, -, Northampton, Northamptonshire, NN5 6ER
Listed Building Consent Application for conversion and extension of 2no curtilage listed outbuildings to form 2no dwellings incorporating removal of existing lean-to extensions and green houses

Planning Application N/2019/0707 - Valid From 14/06/2019

1 The Elms Millway, -, Northampton, Northamptonshire, NN5 6ER
Subdivision of a Grade II Listed Farmhouse to form 3 individual dwellings together with alterations and entrance canopy to Plot 3, detached garage to serve Plot 1, car port to serve Plots 2 and 3, vehicular access alterations and stone walls

Planning Application N/2019/0710 - Valid From 14/06/2019

1 The Elms Millway, -, Northampton, Northamptonshire, NN5 6ER
Listed Building Consent Application to subdivide farmhouse to form 3 individual dwellings, including removal of internal walls, creation of internal openings, new windows and doors, roof lights and entrance canopy

Planning Application N/2016/0031 - Valid From 12/01/2016

1 The Elms Millway, -, Northampton, Northamptonshire, NN5 6ER
Norway spruce - Fell

Planning Application N/2012/1255 - Valid From 02/01/2013

1 The Elms Millway, -, Northampton, Northamptonshire, NN5 6ER
The felling of 3no. Conifers

2.8 A pre-application enquiry was submitted for works at the site 20th April 2021, with amended details being provided 28th April 2021. The proposal was considered by meeting and written report, with the Officer considering the works proposed. Overall, the retention of the dwelling as one was welcomed. The proposed garage building has been relocated along the wall as a linear building rather than the T-shaped building with stairs over as proposed in the pre-application Enquiry.

2.9 The following works were considered acceptable as proposed through the pre-application enquiry:

1. Orangery – having limited impact and little loss of original fabric, with the impact likely being reversible.
2. Internal Alterations – Further detail was required for the proposed removal of the staircase, which we trust is sufficiently provided in the more detailed plans provided with this application. The re-opening of the blocked doorways was considered acceptable.
3. Replacement double glazed windows – A window schedule is provided for proposed works to the individual openings.
4. Addition of 5 conservation type rooflights to south elevation
5. Pitched roof addition to dormers on north and south elevations
6. Addition of circular high-level window to Porch
7. Alterations to garden wall layout

8. Garage/home office new build

3.0 Proposal

3.1 There is an existing permission to divide the main dwelling into 3 separate properties. However, the applicants have purchased the dwelling as a long-term family home. The aim of the proposal is to modernise and refurbish the existing building for the sole use of the applicants.

3.2 The proposal includes the following and can be seen on the attached drawings:

- Single storey orangery
- Replacing dilapidated single glazed windows with appropriate timber casement/ sash windows with slimline double glazing
- Minor internal alterations
- A larger garage with attached workshop
- Walled vegetable patch

3.3 The proposal also includes the construction of a detached double garage and workshop with storage space over.



4.0 Design

4.1 Use

The proposal is for the dwelling to remain as one family dwelling for the sole use of the applicants and their 2 young children.

4.2 Amount

The proposed floor area of the single storey orangery is 33m² which is a modest increase in comparison with the scale of the dwelling.

The floor area of the proposed garage with car port is 87m² which includes an outdoor workshop area.

4.3 Layout

The proposed garage/workshop is to be located within the large vehicular access area to the north of the building. This is a preferable alternative to the approved scheme for a garage accessed from the south. The location avoids the sewer crossing the site (shown on the site plan number 22) and has been agreed in principle with the Planning Officer.

The proposed orangery is located on the South Elevation which will also enhance the connection with the extensive garden.

The internal alterations are minimal and cause little alteration to the layout of the property.

4.4 Scale

The scale of the proposals is entirely appropriate for the scale of dwelling, especially as the proposal is now to retain the property as a single dwelling rather than subdivide it into 3 separate dwellings.

4.5 Landscaping

We are proposing to remove an existing modern concrete path which crosses the garden and adjust existing stone walls to work with the proposed orangery. This will all be carried out in a sympathetic manner to compliment the property. The proposal for a small walled vegetable patch will also be treated in a similar manner, with the wall to match the existing landscaping.

4.6 Appearance

The proposed orangery has been carefully designed to compliment the many architectural styles present on the existing property. The extension is clearly a new entity which we believe allows the property to be read in a chronological order, without negatively detracting from it.



Above: Extract from drawing no. 5056/21

5.0 Access

5.1 Vehicular and Transport Links

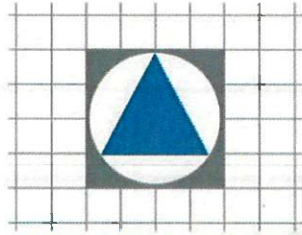
Vehicular and transport links remain unaltered by this proposal.

5.2 Inclusive Access

The proposed orangery will enhance the South facing connection with the extensive garden which is not presently utilised.

6.0 Conclusion

- 6.1 We believe that the proposals are modest in scale and will enhance the property, allowing it to remain as a single dwelling, thereby continuing the historical links with the village infrastructure.



**ROGER COY
PARTNERSHIP**

Site Photographs

5056

**The Elms
Old Duston**

Photos taken: April 2017

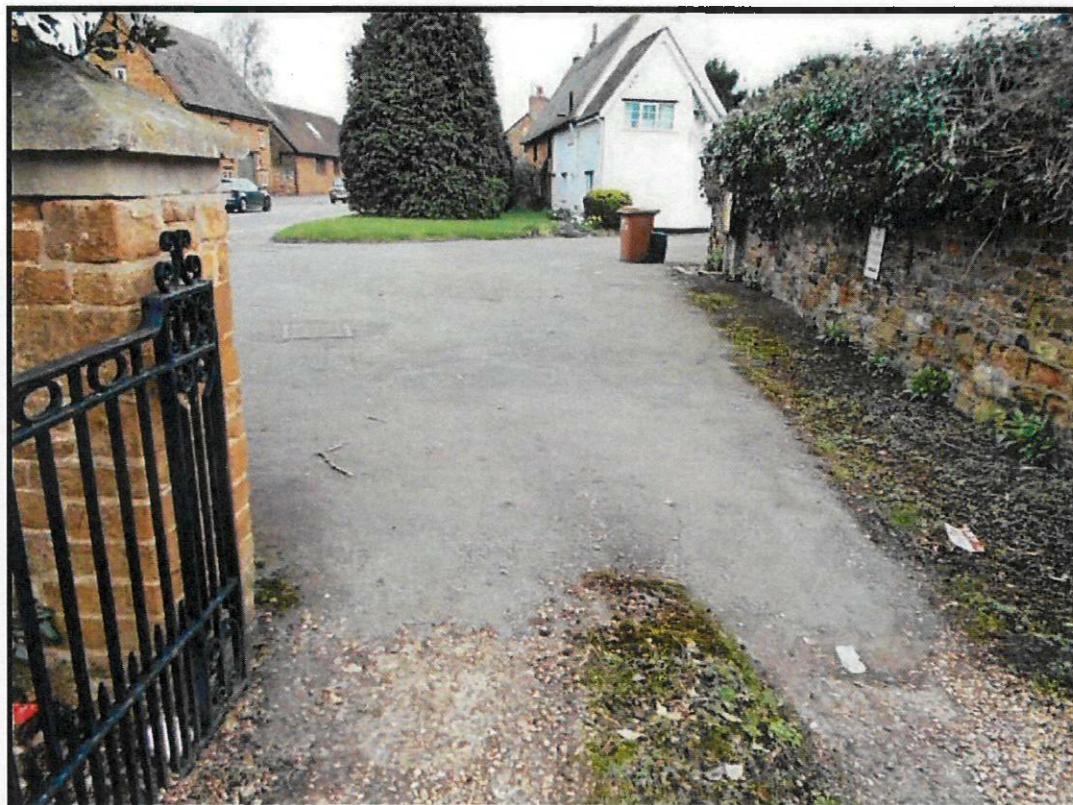




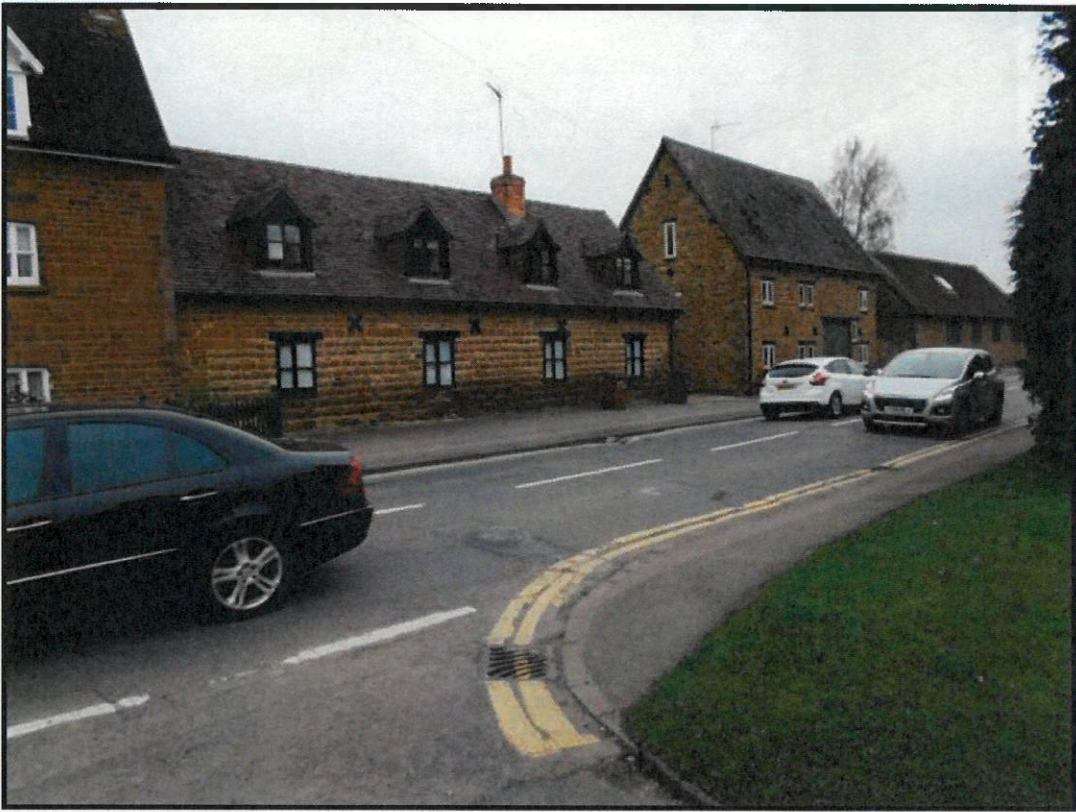




















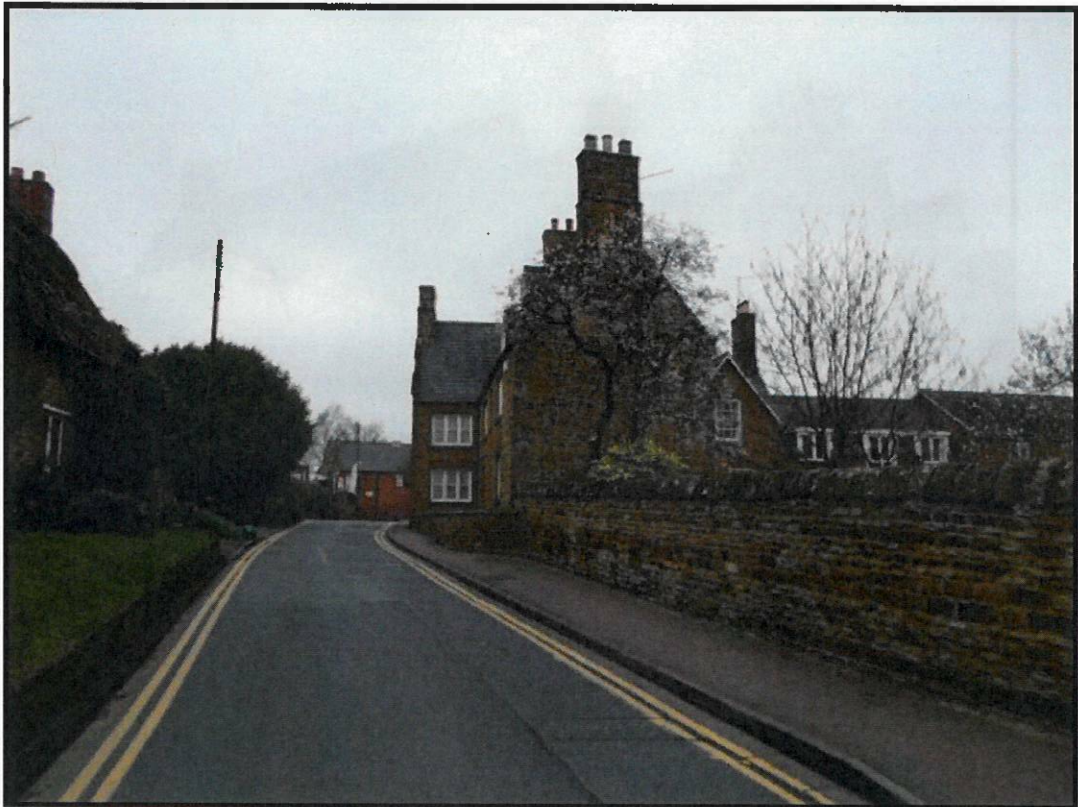




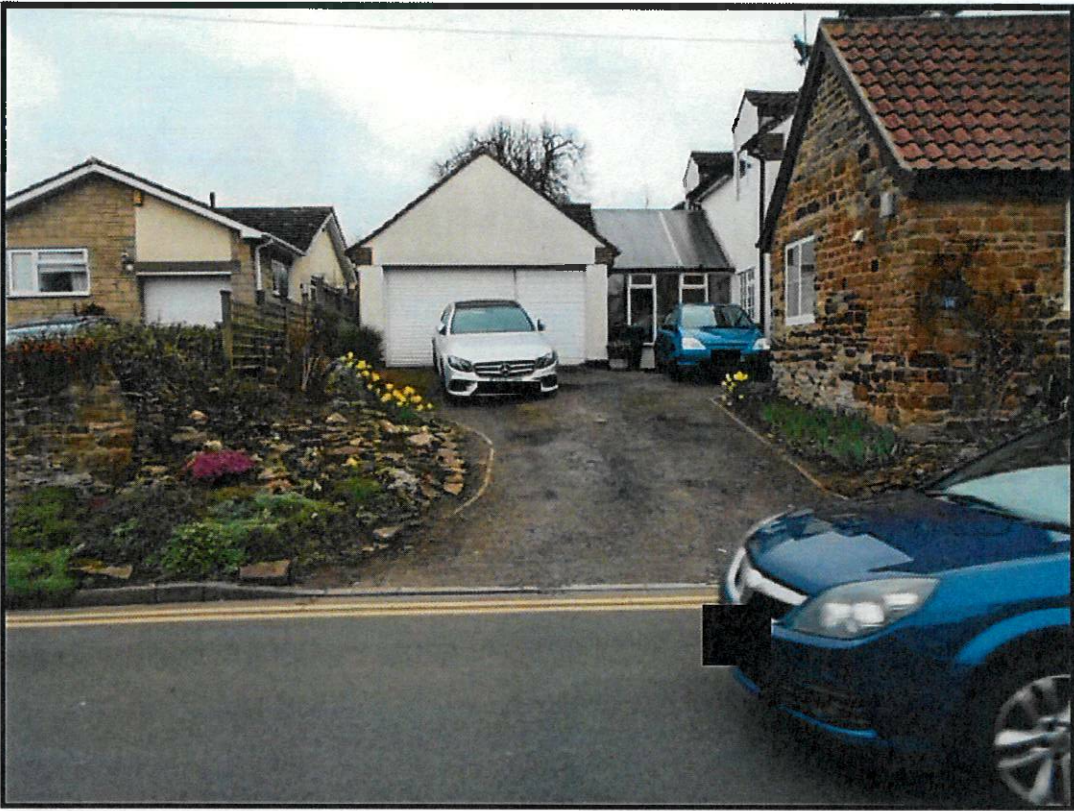










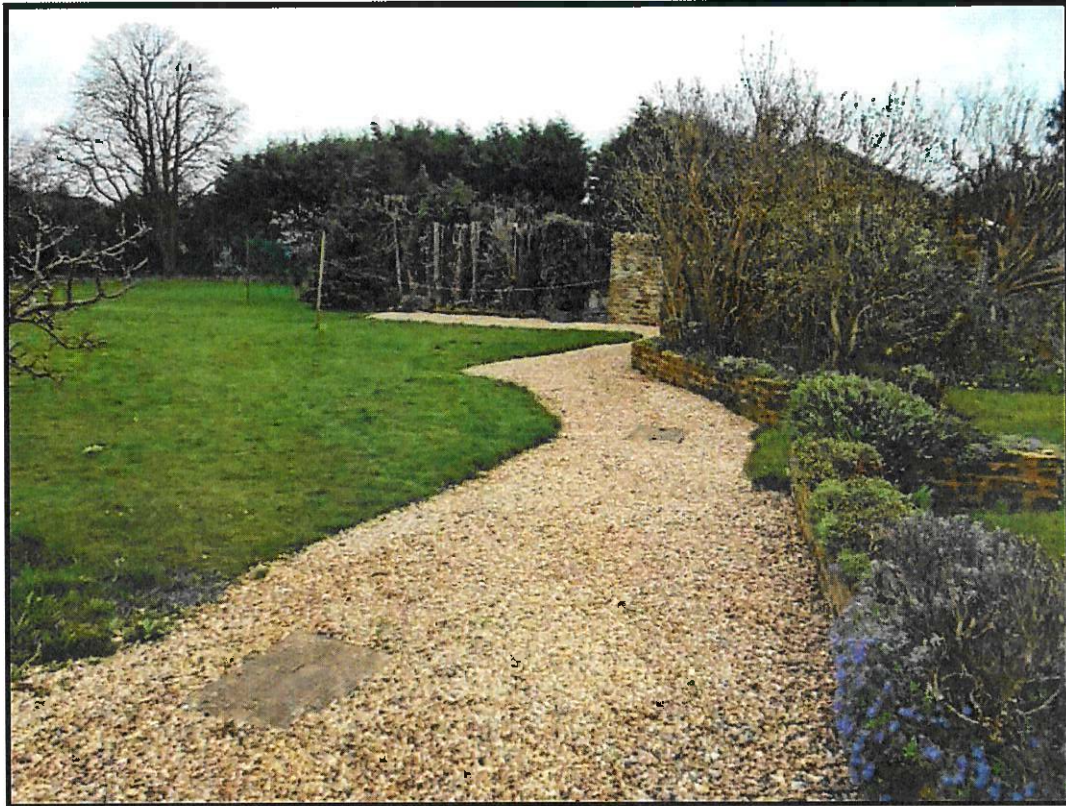












































**West
Northamptonshire
Council**

PLANNING NOTICE

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

Application Reference No: WNN/2021/0880

An application has been made to the West Northamptonshire Council for the following:

| | |
|------------------|---|
| PROPOSAL | SINGLE STOREY REAR EXTENSION AND INTERNAL AND EXTERNAL ALTERATION TO GRADE II LISTED BUILDING, TO INCLUDE ADDITION OF PITCHED ROOFS TO EXISTING DORMER WINDOWS, INSTALLATION OF CIRCULAR WINDOW ABOVE EXISTING FRONT DOOR, INSTALLATION OF 5NO ROOFLIGHTS TO REAR ELEVATION, REPLACEMENT TIMBER REAR DOOR, INSTALLATION OF BI-FOLDING DOORS TO REAR, RELOCATION OF HOPPER AND DOWNPIPE AND REINSTATEMENT OF PREVIOUS DOOR OPENING TO REAR. NEW DOUBLE GARAGE WITH STORAGE AREA ABOVE. <ul style="list-style-type: none">• WITHIN A CONSERVATION AREA• LISTED BUILDING |
| LOCATION | THE ELMS 1 MILLWAY NORTHAMPTON NORTHAMPTONSHIRE NN5 6ER |
| APPLICANT | DWYNWEN & OLIVER SMITH |

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", entering the planning application number as shown above.

Any person who wishes to make representations should write to the Planning Division, The Guildhall, St Giles Square, Northampton, or email planning.nbc@westnorthants.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) accordingly will be available for public inspection.

It should be noted that details of this application may have also been publicised by a press notice and the date of publication 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:

**Jim Newton
Assistant Director Economic Growth & Regeneration
Planning Service**

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

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