



DUSTON PARISH COUNCIL

Parish Office
Duston Community Centre
Pendle Road
NORTHAMPTON
NN5 6DT

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

PLANNING COMMITTEE

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

12th July 2019

Dear Councillor,

You are hereby summoned to a meeting of Duston Parish Council in Duston Community Centre, Pendle Road, Duston, NN5 6DT on **Thursday 18th July 6:30pm** when the following business will be transacted.

AGENDA

6. To receive apologies for absence
7. To receive and approve the minutes of the meeting held on Thursday ~~28~~ June 2019 -(APPENDIX A) 2019
8. To receive declarations of interest under the Council's Code of Conduct related to **business on the agenda** (Members should disclose any interests in the business to be discussed and are reminded that the disclosure of a Disclosable Pecuniary Interest will require that the member withdraws from the meeting room during the transaction of that item of business).

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

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

10.Planning Applications

10(a)

N/2019/0817, Princess Marina Hospital , Weedon Road, Northampton, NN5 6UH
Removal of Condition 5 of Planning Permission N/2015/0680 (Application for approval of reserved matters of planning permission 11/0041/REPWNN for the erection of 114 dwellings) to remove the need for gates

10(b)

N/2019/0800, Land To Rear Of, 170 Main Road, Duston, Northampton
New dwelling with integral garage (Amendment to Planning Application N/2018/0639)

10(c)

N/2019/0844, 17 Larch Lane, Northampton, NN56NP
Works to roof of existing extension over top of adjoining flat roof to main roof of bungalow and relocation of front door to existing outside walls

Justin Gleich



Clerk to Duston Parish Council

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PLANNING COMMITTEE**MINUTES 20th JUNE 2019**

CHAIRMAN OF COMMITTEE: Cllr Pepper, in the Chair

PRESENT: Cllrs Huffadine-Smith, Pape

IN ATTENDANCE:

Gary Youens – Deputy Parish Clerk

1. To receive apologies for absence

Cllrs Maitland, Ingram, Clarke

2. To receive and approve the minutes of the meeting held on 25th April 2019 -

It was RESOLVED:

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

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

None

4. Public participation session

None

5. Planning applications

5(a)

N/2019/0697, 2 Muscott Lane, Northampton, NN5 6HR

Single Storey rear extension

It was RESOLVED:

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

5(b)

N/2019/0712, Industrial Rehabilitation Unit Berrywood Road, Northampton, NN5

4UN

2no single storey front extensions and 1no single storey side extension with associated alterations

It was RESOLVED:

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

5(c)

N/2019/0720, 41 Weggs Farm Road, Northampton, NN5 6HD

Two storey front extension together with glass balcony and single storey rear extension

It was RESOLVED:

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

5(d)

N/2019/0733, 65 Newton Road, Northampton, NN5 6ED

First floor extension over existing garage and rear single storey extension (previously approved under N/2016/0107)

It was RESOLVED:

Whilst Duston Parish Council has no objection in principle, we would like it to be made a condition that this property would not be used as a House of Multiple Occupancy in future.

DRAFT

N/2019/0817

**Princess Marina Hospital ,
Weedon Road, Northampton, NN5
6UH**

**Removal of Condition 5 of
Planning Permission N/2015/0680
(Application for approval of
reserved matters of planning
permission 11/0041/REPWNN for
the erection of 114 dwellings) to
remove the need for gates**

PLANNING CONSULTATION LIST	
Application Reference	N/2019/0817
Location	Princess Marina Hospital , Weedon Road, Upton, Northampton, NN5 6UH
Proposal	Removal of Condition 5 of Planning Permission N/2015/0680 (Application for approval of reserved matters of planning permission 11/0041/REPWN for the erection of 114 dwellings) to remove the need for gates

CONSULTEES				
Name	Type	Sent Date	Expiry Date	
Duston Parish Council	Consultation	01/07/2019	22/07/2019	
Clr Alan L Bottwood	Consultation	01/07/2019	22/07/2019	
Clr Brian W Sargeant	Consultation	01/07/2019	22/07/2019	
Duston Parish Council - Neighbourhood Forum	Consultation	01/07/2019	22/07/2019	
Northamptonshire Police	Consultation	09/07/2019	30/07/2019	

Overall Consults Expiry Date: 30 July 2019

Overall Re-Consults Expiry Date:

NEIGHBOURS				
Address	Sent Date	Expiry Date	Re-consult Sent Date	Re-consult Expiry Date

Overall Neighbour Expiry Date:

Overall Neigh Re-consults Expiry Date:



**NORTHAMPTON
BOROUGH COUNCIL**

PLANNING NOTICE

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

Application Reference No: N/2019/0817

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

PROPOSAL	REMOVAL OF CONDITION 5 OF PLANNING PERMISSION N/2015/0680 (APPLICATION FOR APPROVAL OF RESERVED MATTERS OF PLANNING PERMISSION 11/0041/REPWNN FOR THE ERECTION OF 114 DWELLINGS) TO REMOVE THE NEED FOR GATES <ul style="list-style-type: none">• MAJOR APPLICATION.• WITHIN A CONSERVATION AREA
LOCATION	PRINCESS MARINA HOSPITAL , WEEDON ROAD, UPTON, NORTHAMPTON, NN5 6UH
APPLICANT	PERSIMMON HOMES MIDLANDS

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

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

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

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

Date:

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

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



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

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

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

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

Privacy Notice

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

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

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

1. Application Details

Applicant or Agent Name:

Miss Lucy Walden

Planning Portal Reference (if applicable):

N/A

Local authority planning application number (if allocated):

N/2019/0817

Site Address:

Princess Marina Hospital, Weedon Road, Upton, Northampton, NN5 6UH

Description of development:

Application for approval of reserved matters for the erection of 114 dwellings

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

Yes

Please enter the application number:

N/2015/0680

No

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

2. Liability for CIL

Does your development include:

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

Yes No

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

Yes No

c) None of the above

Yes No

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

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

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

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

Yes No

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

Yes No

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

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

4. Exemption or Relief

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

Yes No

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

Yes No

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

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

Yes No

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

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

Yes No

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

5. Reserved Matters Applications

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

Yes

Please enter the application number:

No

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

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

6. Proposed New Floorspace

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

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

Yes

No

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

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

Yes

No

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

c) Proposed floorspace:

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

7. Existing Buildings

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

Number of buildings:

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

7. Existing Buildings continued

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

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

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

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

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

Use	Mezzanine floorspace (sq ms)

8. Declaration

I/we confirm that the details given are correct.

Name:

Lucy Walden

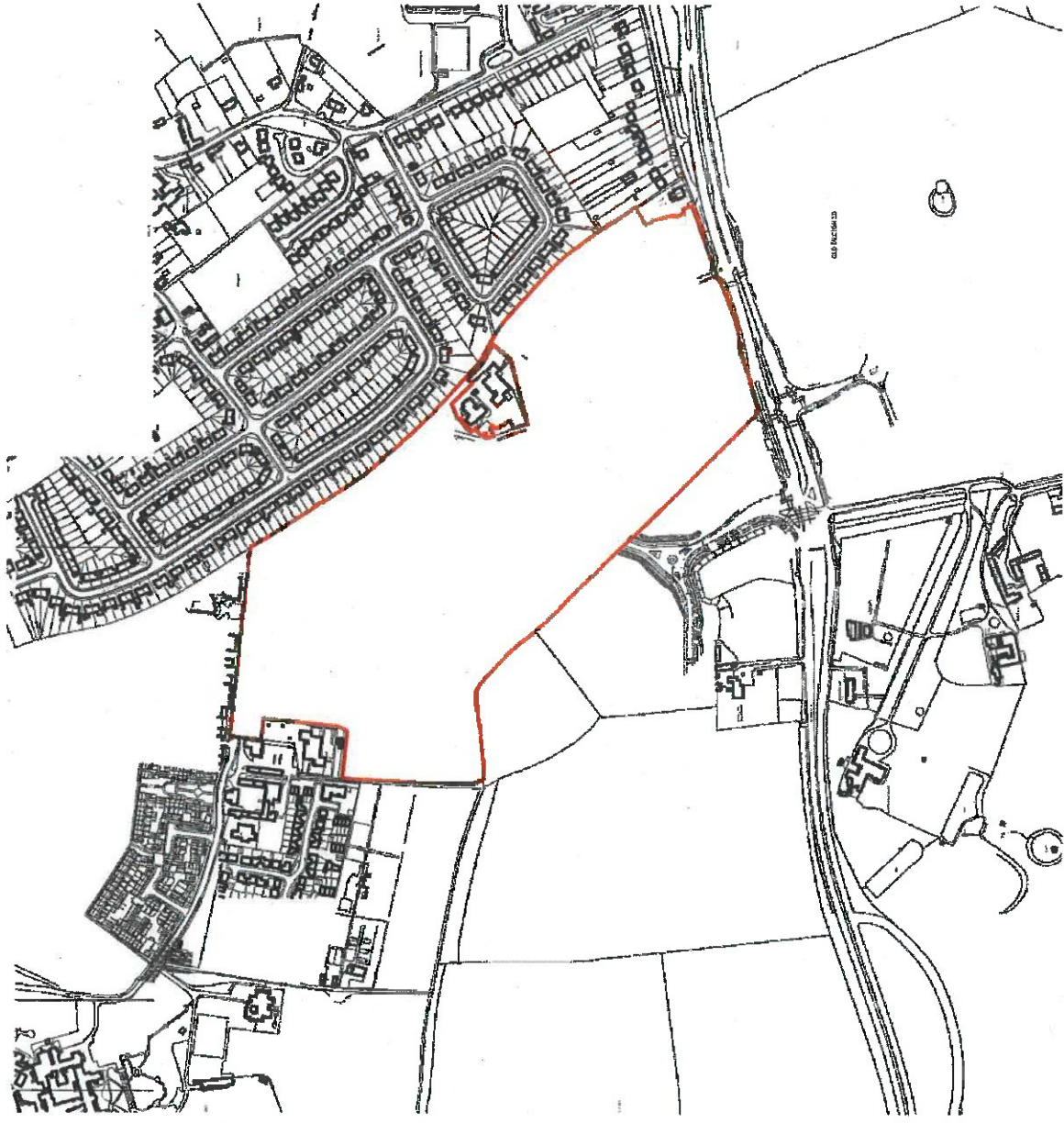
Date (DD/MM/YYYY). Date cannot be pre-application:

28/06/2019

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

For local authority use only

App. No:



Site Location



0 20 50 100m

Marina Park, Former Princess Marina Hospital - Site Location Plan
 | T: 01285 441717 | F: 01285 442348 | www.pegasusgg.co.uk | Team: MCC/EJT | 30th January 2012 | 1:2510 B AS | drwg. P.0710_06A-4 | Client: Peninman Homes |



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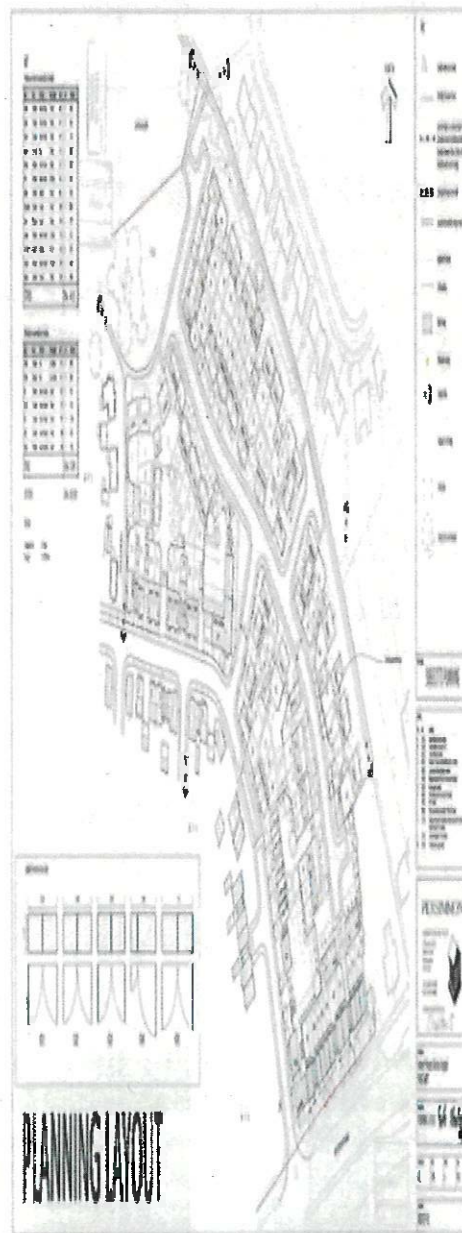


**NORTHAMPTON
BOROUGH COUNCIL**

Menu ▾

Plans - Planning Layout - Gate Strategy - 24/06/2019

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REMOVAL OF CONDITION APPLICATION, Condition 5 – Security Gates, (in relation to reserved matters approval ref. N/2015/0680), Princess Marina Hospital, Weedon Road, Upton, Northampton, NN5 6UH.

Justification Statement

We are required under condition 5 of the above planning permission to install lockable manual wooden gates in five locations on the site as can be seen on the approved gate strategy plan drawing number 400/07/01 rev M.

In our experience these gates can be problematic so the decision has been made not to install them. Below is a justification with regard each gate and the reason this decision has been made:

Gate 1

Gate 1 serves a parking courtyard of 10 apartments. The apartments are affordable and are owned by the Longhurst Group. We believe that to install a manual gate in this location that serves 10 units will cause neighbour issues as the majority of people will not want to open and shut the gates every time they use the parking courtyard, causing issues with those that do. There are also some levels differences in this area of the site which would make it difficult to install gates that are secure as any fencing associated with the gates would need to run down a bank. The Longhurst Group have confirmed they do not want the gates to be installed and are in support of the application.

Gate 2

Gate 2 serves a parking courtyard of 5 properties with a further 2 affordable properties that have their private rear access positioned on the driveway and beyond the proposed location of the gate. We have received numerous emails from one resident in this courtyard expressing his wish for the gate to be installed. Again we have explained that we believe this will cause neighbour issues but on the back of the correspondence we wrote to all of the residents associated with the parking courtyard, totalling 6 (we included plots 74 and 75 as one as they are both under the ownership of the Longhurst Group). The responses were as follows:

- 2 residents want the gates installed
- 2 residents don't want the gates installed
- 2 residents did not respond.

We have assumed that the 2 non responses are happy with the situation as it stands so on the basis of that only 2 out of 6 residents wish for the gates to be installed, which concurs with our thoughts that this will cause neighbour issues.

Gate 3

Gate 3 serves a parking courtyard of 5 properties. We believe that to install a manual gate in this location will cause neighbour issues as the majority of people will not want to open and shut the gates every time they use the parking courtyard, causing issues with those that do. In the time that these properties have been occupied there have been no requests from the purchasers for the gates to be installed so it is assumed that the residents are happy with the way the courtyard is currently operating without gates.

Gate 4

Gate 4 serves a parking courtyard of 10 apartments. The apartments are affordable and are owned by the Longhurst Group. We believe that to install a manual gate in this location that serves 10 units will cause neighbour issues as the majority of people will not want to open and shut the gates every time they use the parking courtyard, causing issues with those that do. The gates proposed are located approximately 2 meters from the back edge of the highway which would result in cars stopping on the highway to open and close the gates. The roads are proposed to be adopted so on the basis of this if the gates were to be installed it is likely that highways would object and refuse to adopt the roads. The Longhurst Group have confirmed they do not want the gates to be installed and are in support of the application.

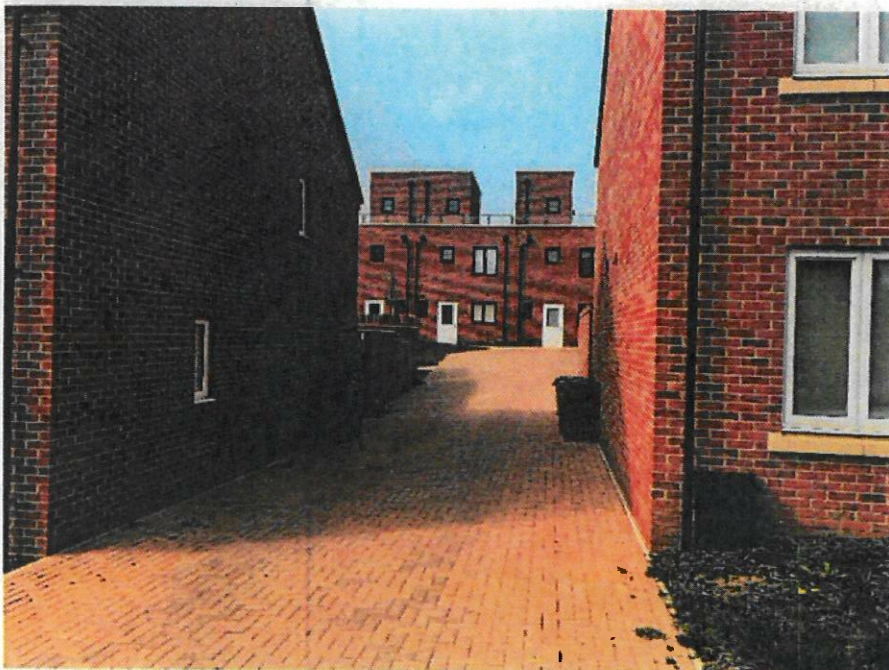
Gate 5

Gate 5 serves a parking courtyard of 5 properties. We do not believe installing a manual gate in this location will increase security as 3 properties are located within the courtyard so the area is essentially a private drive rather than a parking courtyard. In the time that these properties have been occupied there have been no requests from the purchasers for the gates to be installed so it is assumed that the residents are happy with the way the courtyard is currently operating without gates.

Location of Gate 1



Location of Gate 2



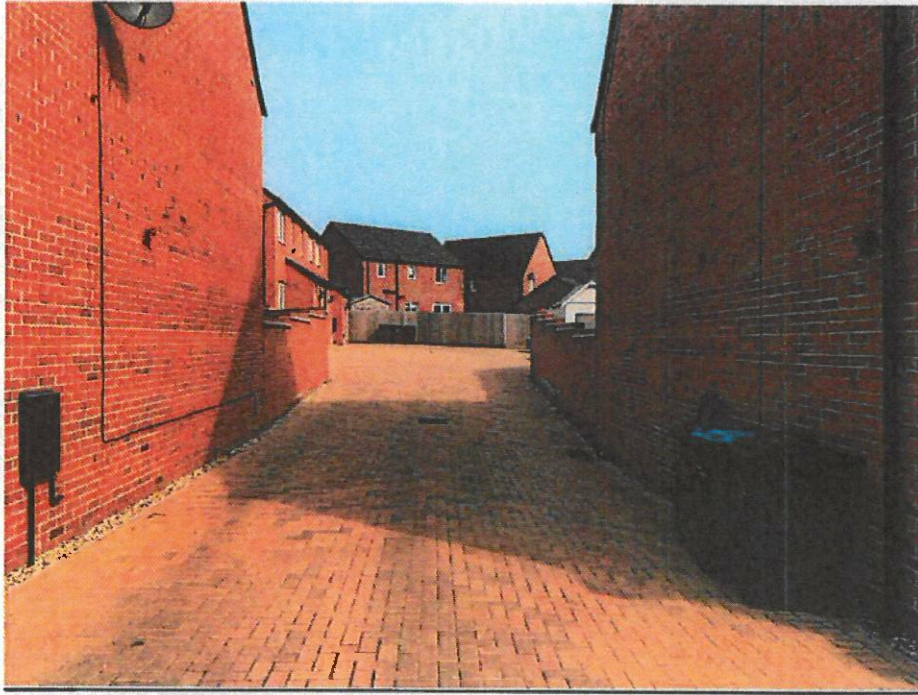
Location of Gate 3



Location of Gate 4



Location of Gate 5



Princess Marina Hospital, Weedon Road, Upton, Northampton

Land Owners notified regarding application for removal of Condition 5 on reserved matters planning permission N/2015/0680

Listed below are the addresses of all land owners associated with the area of development that is affected by the application. We are not able to supply names but letters of notification has been sent out to all addresses.

- 5 Weedon Close, Northampton, NN5 4WP
 - 7 Weedon Close, Northampton, NN5 4WP
 - 9 Weedon Close, Northampton, NN5 4WP
 - 11 Weedon Close, Northampton, NN5 4WP
 - 15 Weedon Close, Northampton, NN5 4WP
 - 17 Weedon Close, Northampton, NN5 4WP
 - 19 Weedon Close, Northampton, NN5 4WP
 - 21 Weedon Close, Northampton, NN5 4WP
 - 33 Balmoral Close, Northampton, NN5 4WA
 - 33A Balmoral Close, Northampton, NN5 4WA
 - 33B Balmoral Close, Northampton, NN5 4WA
 - 33C Balmoral Close, Northampton, NN5 4WA
 - 34 Balmoral Close, Northampton, NN5 4WA
 - 35 Balmoral Close, Northampton, NN5 4WA
 - 96 Balmoral Close, Northampton, NN5 4WA
-
- Longhurst Group, 1 Crown Court, Crown Way, Rushden, Northamptonshire, NN10 6BS
- Longhurst Group is the housing association that has ownership of the following properties.
- Flats 1-7, 1 Weedon Close, Northampton, NN5 4WP
 - Flats 1-3, 3 Weedon Close, Northampton, NN5 4WP
 - Flat 1-5, 43 Balmoral Close, Northampton, NN5 4FX
 - Flat 1-5, 45 Balmoral Close, Northampton, NN5 4FY
 - 90 Balmoral Close, Northampton, NN5 4WA
 - 91 Balmoral Close, Northampton, NN5 4WA



If you would rather make this application online, you can do so on our website: <https://www.planningportal.co.uk/apply>

Application for removal or variation of a condition following grant of planning permission.
Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

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Local Planning Authority details:



NORTHAMPTON
BOROUGH COUNCIL

Development Control

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

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

Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

4. 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).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

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

Details of pre-application advice received?

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

Reference number: Date of decision (DD/MM/YYYY): (date must be pre-application submission)

Please state the condition number(s) to which this application relates:

1.	5 - SECURITY GATES	6.	
2.		7.	
3.		8.	
4.		9.	
5.		10.	

Has the development already started? Yes No

If Yes, please state when the development started (DD/MM/YYYY): (date must be pre-application submission)

Has the development been completed? Yes No

If Yes, please state when the development was completed (DD/MM/YYYY): (date must be pre-application submission)

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

7. Ownership Certificates and Agricultural Land Declaration

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

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

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

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

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

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

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

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

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

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

Name of Owner / Agricultural Tenant	Address	Date Notice Served
PLEASE REFER TO	ATTACHED LIST OF OWNERS .	14/06/2019

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

7. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

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

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

The steps taken were:

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

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

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

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

8. Planning Application Requirements - Checklist

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

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



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



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



The correct fee:



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

9. Declaration

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

Signed - Applicant:

[Redacted Signature]

Or signed - Agent:

N/A

Date (DD/MM/YYYY):

18/06/2019

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

[Redacted]

[Redacted]

[Redacted]

Country code:

Mobile number (optional):

[Redacted]

[Redacted]

Country code:

Fax number (optional):

[Redacted]

[Redacted]

Email address (optional):

[Redacted]

11. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

[Redacted]

[Redacted]

[Redacted]

Country code:

Mobile number (optional):

[Redacted]

[Redacted]

Country code:

Fax number (optional):

[Redacted]

[Redacted]

Email address (optional):

[Redacted]

12. Site Visit

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



Yes



No

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



Agent



Applicant



Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

[Redacted]

Telephone number:

[Redacted]

Email address:

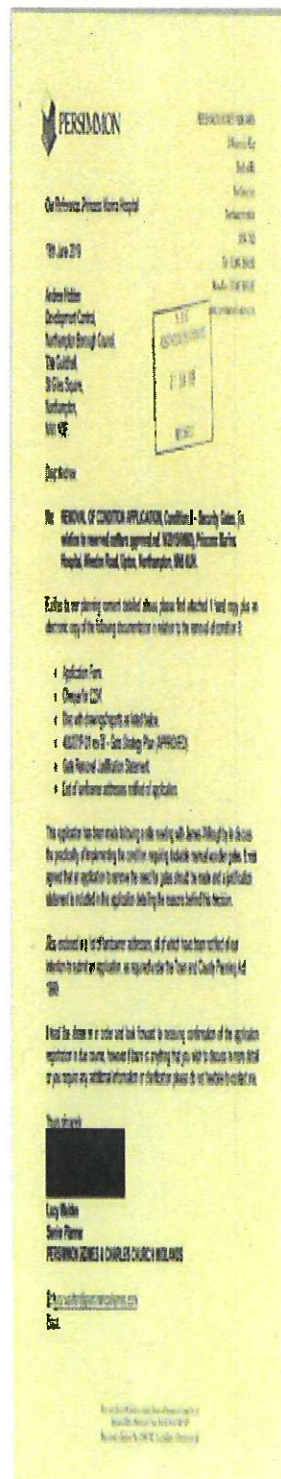
[Redacted]



**NORTHAMPTON
BOROUGH COUNCIL**

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Application Correspondence (PUBLIC) - Covering Letter - 24/06/2019 [Download PDF](#)



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[Manual](#)

N/2019/0800

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

**New dwelling with integral
garage (Amendment to
Planning Application
N/2018/0639)**



**NORTHAMPTON
BOROUGH COUNCIL**

Development Control

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

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

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

Publication of applications on planning authority websites.

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

1. Site Address

Number	170
Suffix	
Property name	Land to rear of
Address line 1	Main Road
Address line 2	Duston
Address line 3	
Town/city	NORTHAMPTON
Postcode	NN5 6RE

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

Easting (x)	471743
Northing (y)	261891

Description

--

2. Applicant Details

Title	Mr & Mrs
First name	
Surname	Caple
Company name	
Address line 1	Land to rear of , 170, Main Road
Address line 2	Duston
Address line 3	
Town/city	NORTHAMPTON
Country	

2. Applicant Details

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

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	
First name	Pat
Surname	Dootay
Company name	Architectural Solutions
Address line 1	5 North Portway Close
Address line 2	Round Spinney
Address line 3	
Town/city	Northampton
Country	
Postcode	NN3 8RQ
Primary number	01604644777
Secondary number	
Fax number	
Email	info@architectural-solutions.co.uk

4. Site Area

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

379

Unit

sq.metres

5. Description of the Proposal

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

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

PROPOSED NEW DWELLING WITH INTEGRAL GARAGE
(AMENDMENT TO PLANNING APPLICATION N/2018/0639)

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

RESIDENTIAL

Is the site currently vacant?

Yes No

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

Land which is known to be contaminated

Yes No

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

Yes No

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

Yes No

7. Materials

Does the proposed development require any materials to be used?

Yes No

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

Walls

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

FACING BRICK AND RENDER

Roof

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

ROOF TILES

Windows

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

DOUBLE GLAZED UPVC

Doors

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

DOUBLE GLAZED UPVC

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

SEE DRAWINGS

Vehicle access and hard standing

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

HARDBAVED TO REAR IN FRONT OF NEW GARAGE

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

Yes No

7. Materials

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

DESIGN AND ACCESS STATEMENT
CIL FORM
SELF BUILD EXEMPTION FORM
17-C323-101
17-C323-102
17-C323-103

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

Is a new or altered vehicular access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

17-C323-101

9. Vehicle Parking

Is vehicle parking relevant to this proposal? Yes No

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

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

10. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

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

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

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

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

11. Assessment of Flood Risk

- Soakaway
- Main sewer
- Pond/lake

12. Biodiversity and Geological Conservation

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

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

a) Protected and priority species:

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

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

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

c) Features of geological conservation importance:

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

13. Foul Sewage

Please state how foul sewage is to be disposed of:

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

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

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

17-C323-101

14. Waste Storage and Collection

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

- Yes
- No

If Yes, please provide details:

BIN STORAGE AREA PROVIDED

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

- Yes
- No

If Yes, please provide details:

RECYCLING BINS CAN BE PROVIDED

15. Trade Effluent

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

Yes No

16. Residential/Dwelling Units

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

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

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

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

Yes No

Please select the proposed housing categories that are relevant to your proposal.

- Market
 Social
 Intermediate
 Key Worker

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	0	0	1	0	1
Total	0	0	0	1	0	1

Please select the existing housing categories that are relevant to your proposal.

- Market
 Social
 Intermediate
 Key Worker

Total proposed residential units

1

Total existing residential units

0

17. All Types of Development: Non-Residential Floorspace

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

Yes No

18. Employment

Will the proposed development require the employment of any staff?

Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

20. Industrial or Commercial Processes and Machinery

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

20. Industrial or Commercial Processes and Machinery

Is the proposal for a waste management development?

Yes No

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

21. Hazardous Substances

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

Yes No

22. Site Visit

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

Yes No

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

- The agent
 The applicant
 Other person

23. Pre-application Advice

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

Yes No

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

Officer name:

Title	Mrs
First name	R
Surname	SIMPSON
Reference	PA/2017/0076

Date (Must be pre-application submission)

14/04/2017

Details of the pre-application advice received

SUPPORTED THE PROPOSALS IN PRINCIPLE, SUBJECT TO CONSULTATION FEEDBACK

24. Authority Employee/Member

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

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

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

Yes No

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

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

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

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

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by

25. Ownership Certificates and Agricultural Land Declaration

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

26. Declaration

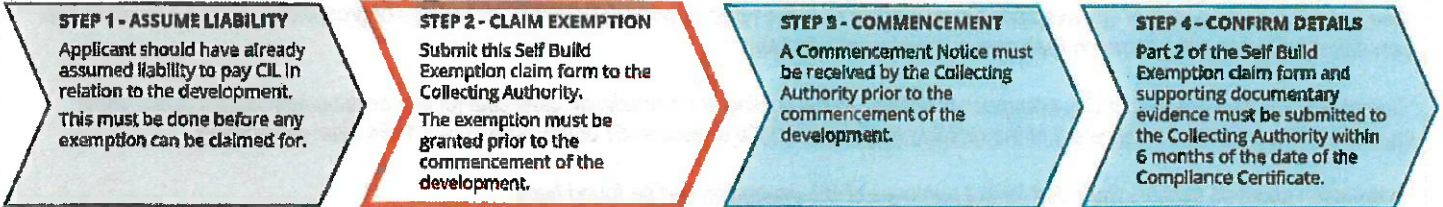
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving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

Date (cannot be pre-application)

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

Step 2 of a 4 stage exemption process

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



Please complete the form using block capitals and black ink and send to the Collecting Authority

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including "relief from the Levy".

Section A: Claiming Exemption - General Information

To be completed by the individual(s) claiming self build exemption.

1. Application Details:

Applicant Name:

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

Please provide the full postal address of the application site:

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

Easting: Northing:

Description:

Section B: Self Build Declaration

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

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

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

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

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

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

*Information about de minimis State Aid for the purposes of CIL exemption can be found here:
<https://www.gov.uk/guidance/community-infrastructure-levy#relief-and-exemptions>*

Declaration

I confirm that the details given are correct.

I understand:

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

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

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

Name- Claimant:

Date (DD/MM/YYYY):

MR G CAPLE

25-04-2018

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

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



Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liabie 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:

Architectural Solutions

Planning Portal Reference
(if applicable):

Local authority planning application number
(if allocated):

Site Address:

170 Main Road, Duston, Northampton NN5 6RE

Description of development:

PROPOSED NEW DETACHED DWELLING WITH
INTEGRAL GARAGE AND OFF-ROAD PARKING
ON LAND TO REAR OF No. 170 MAIN ROAD,
DUSTON, NORTHAMPTON, NN5 6RE
(AMENDMENT TO PLANNING APPLICATION
REFERENCE N/2018/0639)

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)	0	0	238	238
Social Housing, including shared ownership housing (if known)				
Total residential floorspace			238	238
Total non-residential floorspace				
Total floorspace			238	238

7. Existing Buildings

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

Number of buildings:

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

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sq ms) to be retained.	Proposed use of retained floorspace.	Gross internal area (sq ms) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
					Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
1	PIGEON SHED	0		19	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2	SHED 1	0		10.8	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3	SHED 2	0		7.2	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4	GREENHOUSE	0		3.24	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace		0		40.24			

7. Existing Buildings continued

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

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

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

Yes No

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

Use	Mezzanine floorspace (sq ms)

8. Declaration

I/we confirm that the details given are correct.

Name:

ARCHITECTURAL SOLUTIONS

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

19-06-2019

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

For local authority use only

App. No:

PLANNING CONSULTATION LIST	
Application Reference	N/2019/0800
Location	Land To Rear Of , 170 Main Road, Duston, Northampton
Proposal	New dwelling with integral garage (Amendment to Planning Application N/2018/0639)

CONSULTEES				
Name	Type	Sent Date	Expiry Date	
Duston Parish Council	Consultation	01/07/2019	22/07/2019	
Clr John Caswell	Consultation	01/07/2019	22/07/2019	
Clr Matthew Golby	Consultation	01/07/2019	22/07/2019	
Duston Parish Council - Neighbourhood Forum	Consultation	01/07/2019	22/07/2019	

Overall Consults Expiry Date: 22 July 2019

Overall Re-Consults Expiry Date:

NEIGHBOURS				
Address	Sent Date	Expiry Date	Re-consult Sent Date	Re-consult Expiry Date
1 Harefoot Close Northampton NN5 6RS	01/07/2019	22/07/2019		
168 Main Road Duston Northampton NN5 6RE	01/07/2019	22/07/2019		

172 Main Road Duston Northampton NN5 6RE	01/07/2019	22/07/2019		
33 Harefoot Close Northampton NN5 6RS	01/07/2019	22/07/2019		
34 Harefoot Close Northampton NN5 6RS	01/07/2019	22/07/2019		
35 Harefoot Close Northampton NN5 6RS	01/07/2019	22/07/2019		

Overall Neighbour Expiry Date: 22 July 2019

Overall Neigh Re-consults Expiry Date:



DESIGN & ACCESS STATEMENT

PROPOSED NEW DETACHED DWELLING WITH INTEGRAL GARAGE AND OFF-ROAD PARKING ON LAND TO REAR OF NO 170 MAIN ROAD, DUSTON, NORTHAMPTON, NN5 6RE. (AMENDMENT TO PLANNING APPLICATION REFERENCE – N/2018/0639)

SITE OF PROPOSALS

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

In more recent years, a more modern development in Harefoot Close has been built to the rear of the site comprising of large detached properties.

Whilst the proposals are noted as on "land to rear" of 170 Main Road. The site does in fact have its own road frontage, and therefore, in our opinion, does not constitute backland development.

The overall site dimensions are 13.0 metres wide by 29.0 metres deep.

PREVIOUS RELATED PLANNING APPLICATION

A Planning Application was submitted and subsequently refused on the 5th April 2019 for the erection of a new dwelling with integral garage on the above site – Planning Reference N/2018/0639.

The reason for refusal was as follows:

"The design and siting of the proposed dwelling would be visually overbearing and cause loss of light to habitable room windows to the rear of the neighbouring dwelling at No. 34 Harefoot Close to the detriment of the residential amenity of the occupiers of this neighbouring property and contrary to the aims and objectives of the National Planning Policy Framework and Policy H1 of the West Northamptonshire Joint Core Strategy"

PROPOSALS

It is proposed to erect a new two storey detached four-bedroom house with integral garage and 2No off-road parking spaces to the site frontage.

Following the refusal of Planning Permission relating to Application Reference – N/2018/0639. We have amended the proposals as follows to address the reasons for the refusal:

- We have repositioned the proposed dwelling 300mm closer to the Highway Boundary, retaining 5.5 metres from the Highway boundary to the front of the garage. We have also moved the dwelling towards the existing property, No 170 Main Road, by 130mm.
- We have altered the roof construction over the proposals to show as a hipped roof and have also reduced the roof pitch over the garage from 40 degrees to 30 degrees.
- We have removed the dormer window that was previously shown to serve bedroom 4 and have now shown bedroom 4 with full height headroom throughout.
- We have included the outline of the conservatory to the rear of No 34 Harefoot Close

- We have included on our drawing No 17/C323/102 dimensions from the rear corners of the conservatory at 34 Harefoot Close, to the corner of the wall at first floor level of the new dwelling. We have also included dimensions from the rear of No 35 Harefoot Close to the external wall at first floor level of the proposed dwelling.

We consider the above amendments address the reason for previously refusing a new dwelling on this site. The main concern that the Officer had with the previous scheme was the distance from the conservatory to the rear of No 34, to the flank wall of the proposed new dwelling being previously only 11.0 metres.

By re siting the proposed dwelling, as noted above, the same wall is now 12.55 metres from the existing conservatory. As the flank wall facing towards no's 34 and 35 Harefoot close tapers, we have included further dimensions from the nearest point of the conservatory to the centre and furthest corner of the same wall, which clearly shows the increase in separation towards the front of the plot.

We consider that the separation distance is now in line with what is deemed acceptable with windows facing onto side elevations of neighbouring properties. It should also be noted that the siting and orientation of the proposed dwelling ensures that there should be no significant loss of sunlight into the rear amenity areas of the neighbouring properties.

The proposals also include for the removal of a row of existing trees which are of a significant height and do currently block out a considerable amount of sunlight into the rear amenity areas of the adjacent neighbouring properties.

We would of thought that the removal of these trees would be welcomed by the neighbours,

To assist further in reducing the impact of the dwelling to the rear of the neighboring properties on Harefoot Close, we have amended the roof construction to a hipped roof.

We trust that the above amendments address the concerns of the neighbours and the Planning Officer.

APPEARANCE

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

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

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

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

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

SCALE

The proposed development has been kept in scale with the existing properties adjacent within Harefoot Close. We have re sited the development and reduced the overall scale of the proposed dwelling to address the previous concerns relating to the refusal of Planning Permission as noted above.

LANDSCAPING

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

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

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

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

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

ACCESS

Disabled

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

Vehicular

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

RELEVANT LOCAL PLANNING POLICIES

Planning Policy H6

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

Planning Policy E20

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

NPPF

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

CONCLUSION

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

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

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

Date: June 2019

**LOCATION / BLOCK
PLAN**



**ARCHITECTURAL
SOLUTIONS**

8 Venge Parkway Close
Harefoot Spine
Harefoot
NHS 3004

CHIEF: 014049 64477
FAX: 01404 64403
E-MAIL: info@architecturalsolutions.co.uk

CLIENT:

MR & MRS CAPLE

JOB DESCRIPTION:
PROPOSED NEW DETACHED DWELLING WITH
INTEGRAL GARAGE AND OFF-ROAD PARKING
ON LAND TO BELE OF NO. 170 MAIN ROAD,
DUSTON, NORTHAMPTON. THIS SITE
IS SUBMITTED TO PLANNING APPLICATION
REFERENCE N201846695

SCALE AS NOTED @ A3

DATE 18/08/2013

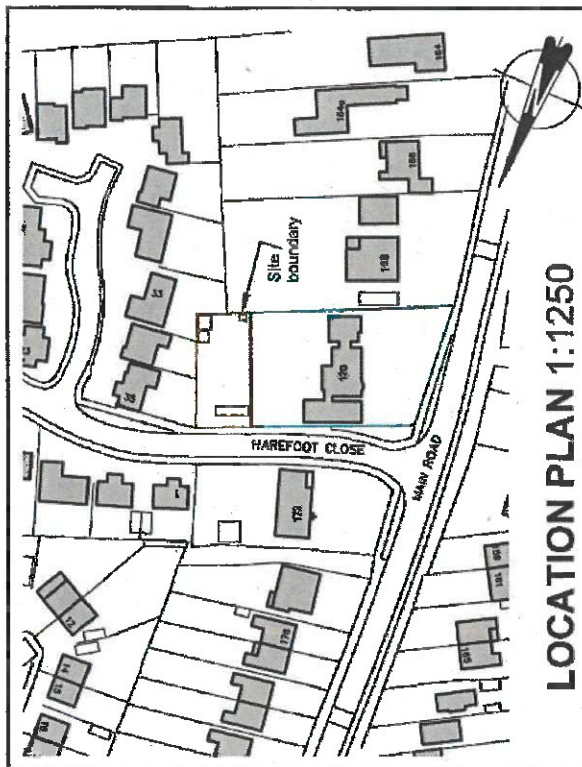
DRAWN BY P. D.

DRAWING No: 177CS23 1103

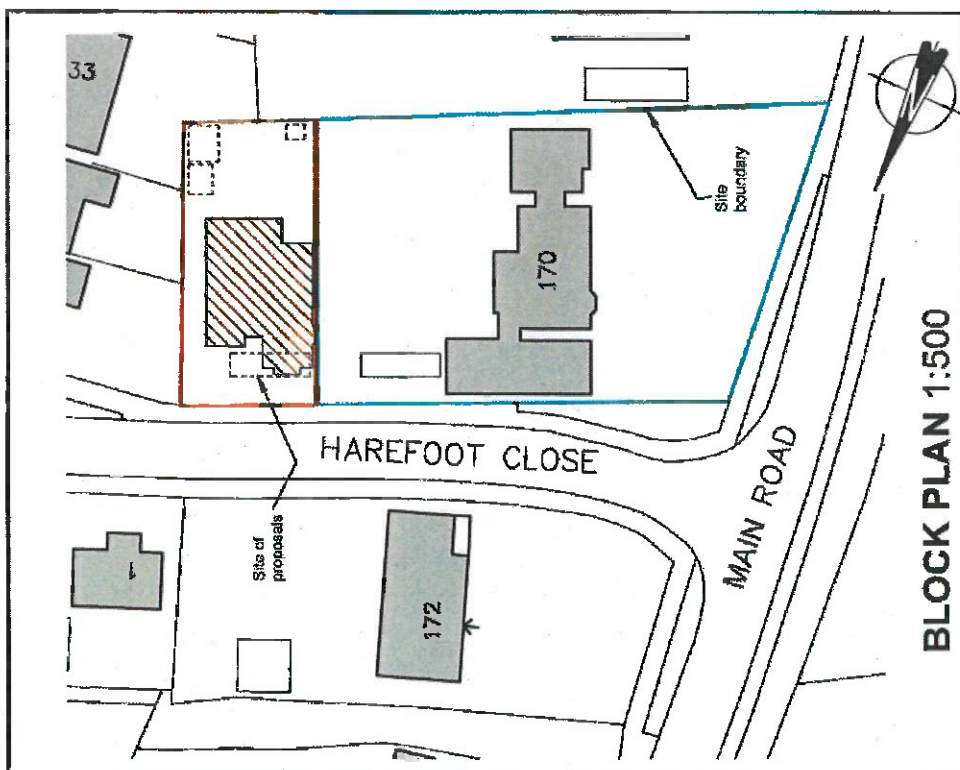
ALL DIMENSIONS AND LOCATIONS ON THIS DRAWING ARE APPROXIMATE.
ANY OTHER DIMENSIONS TO BE OBTAINED FROM THE ARCHITECTURAL
DRAWINGS PRIOR TO PROCEEDING.

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

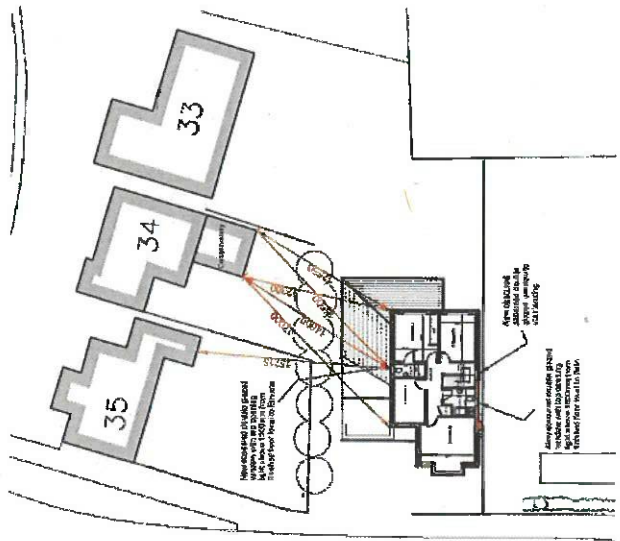
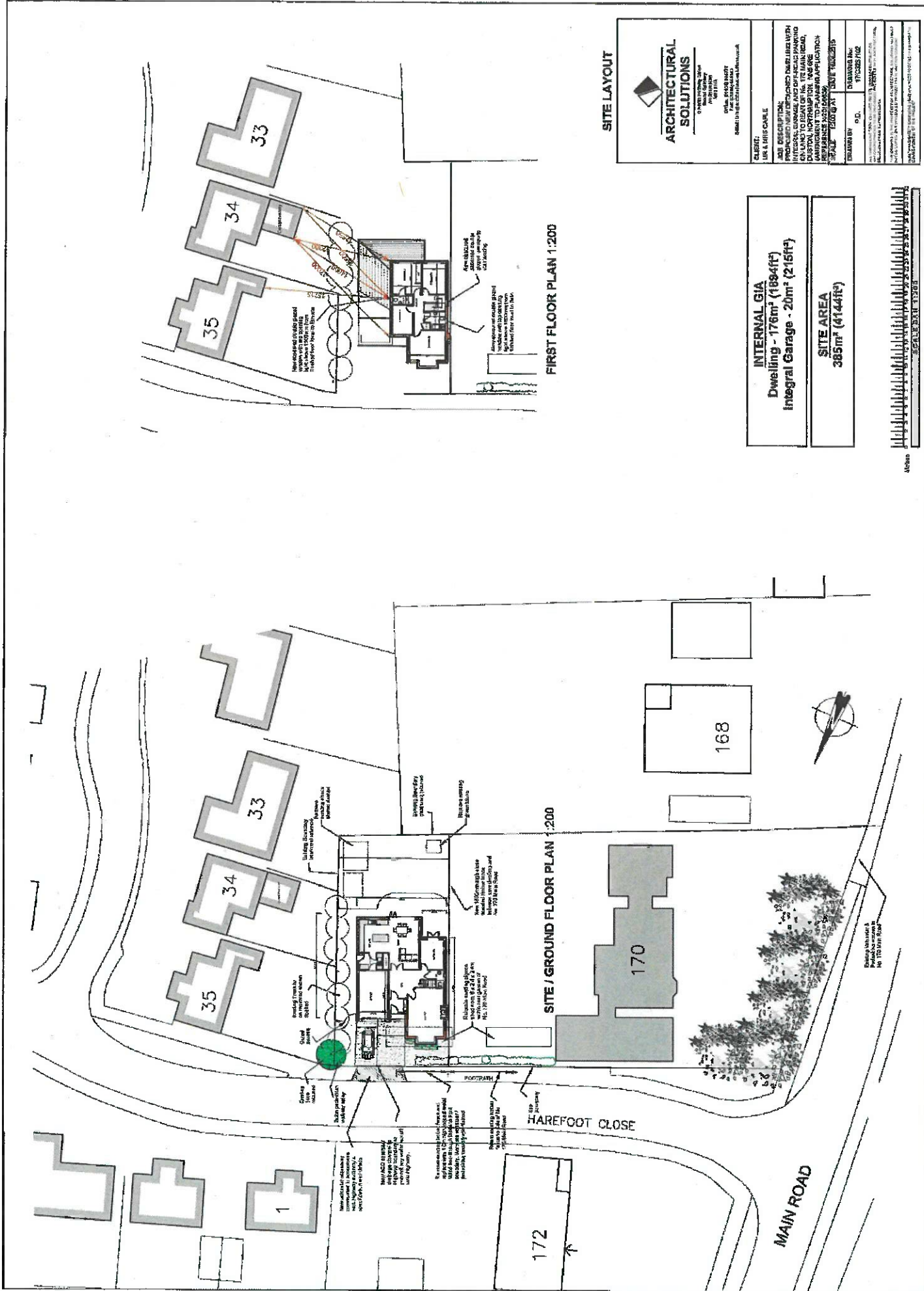
RENDERING AND SHADING ARE FOR INFORMATION ONLY AND ARE NOT
A COMMITMENT OF THE PROJECT.



LOCATION PLAN 1:1250



BLOCK PLAN 1:500



SITE LAYOUT



ARCHITECTURAL SOLUTIONS
 01452 707000
 01452 707001
 01452 707002
 01452 707003
 01452 707004
 01452 707005
 01452 707006
 01452 707007
 01452 707008
 01452 707009
 01452 707010

CLIENT:	UK AIRBORNE
JOB DESCRIPTION:	PROPOSED NEW DEVELOPMENT OF 170 HOMES WITH INTEGRAL GARAGES. THE DEVELOPMENT IS TO BE SITED ON A 1.2 HA SITE. THE DEVELOPMENT IS TO BE SITED ON A 1.2 HA SITE. THE DEVELOPMENT IS TO BE SITED ON A 1.2 HA SITE.
DESIGNED BY:	ARCHITECTURAL SOLUTIONS
DRAWN BY:	ARCHITECTURAL SOLUTIONS
DATE:	17/03/2010
SCALE:	1:200

INTERNAL GIA
 Dwelling - 176m² (1894ft²)
 Integral Garage - 20m² (216ft²)

SITE AREA
 385m² (4144ft²)



5th July 2019

N. B. C.
POSTROOM/SCANNING

8 JUL 2019

RECEIVED

Dear Sirs,

Re: Planning Application on hand
to the Rear of 170 Main Road.
Your Ref: N/2019/800

If my memory serves me well, it was only a few months ago that my husband and I received a letter to say that T&C Planning for a new dwelling with integral garage had been refused, totally.

I cannot see that any dwelling on such a small piece of land, existing onto a narrow close will be sensible.

I was under the impression that, once T&C had refused permission, that it ended there.

Please advise us of where we go from here as quite a few occupants are not happy with this.

Yours faithfully
[Redacted Signature]

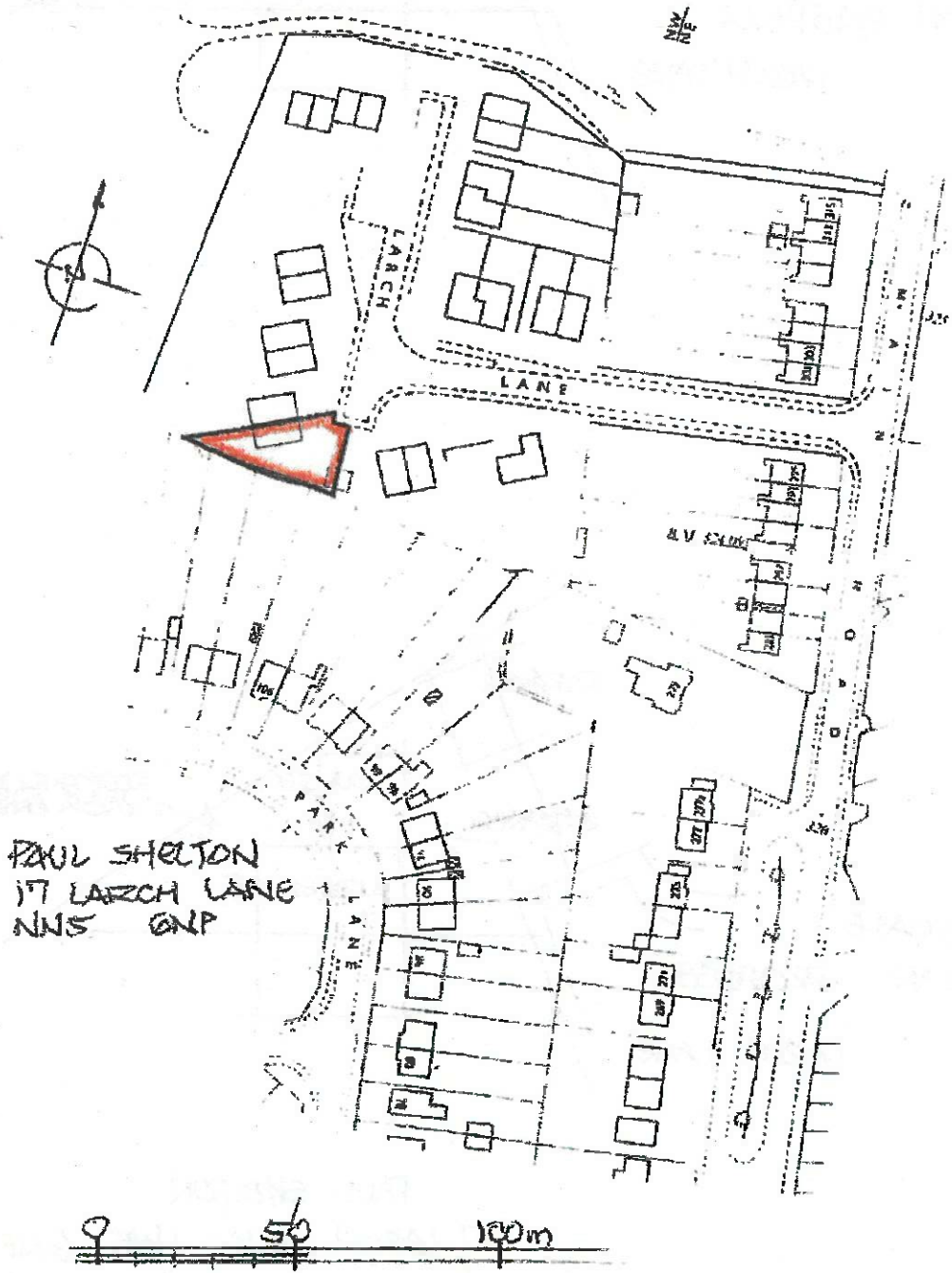
N/2019/0844

**17 Larch Lane,
Northampton, NN56NP**

**Works to roof of existing
extension over top of
adjoining flat roof to main
roof of bungalow and
relocation of front door to
existing outside walls**

H.M. LAND REGISTRY		TITLE NUMBER	
		NN 15546	
ORDNANCE SURVEY	COUNTY	SHEET	NATIONAL GRID
PLAN REFERENCE	NORTHAMPTONSHIRE		SP 7162
Scale: 1:250			Crown Copyright 1970.
SECTION			
Q			

NORTHAMPTON COUNTY BOROUGH

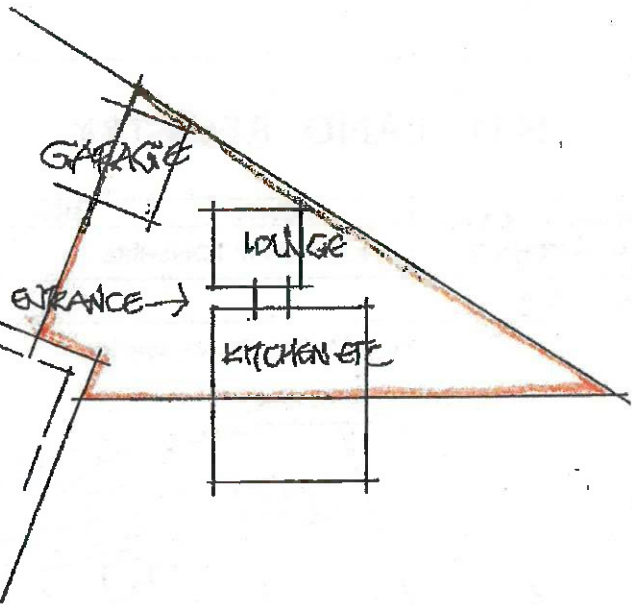


PAUL SHELTON
17 LARCH LANE
NNS GNP



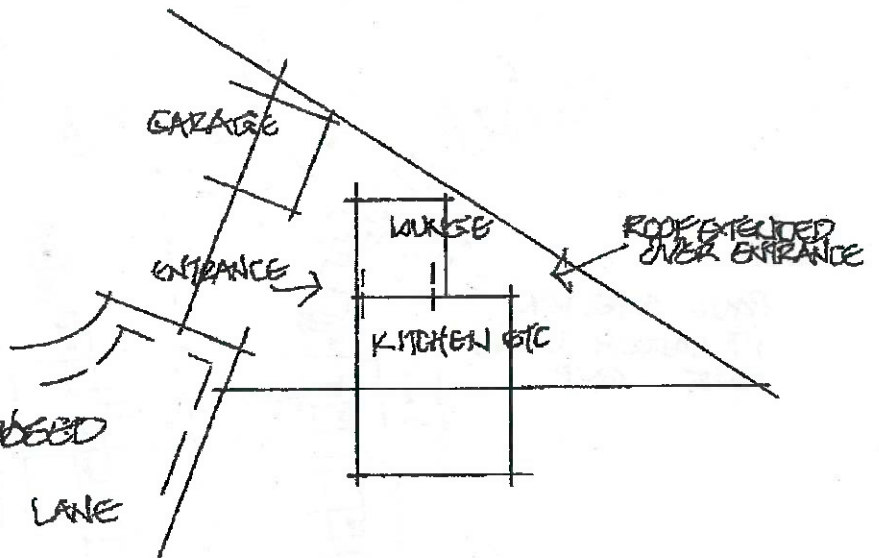
1/500 SCALE
SITE PLAN EXISTING

LARCH LANE



1/500 SCALE
SITE PLAN PROPOSED

LARCH LANE

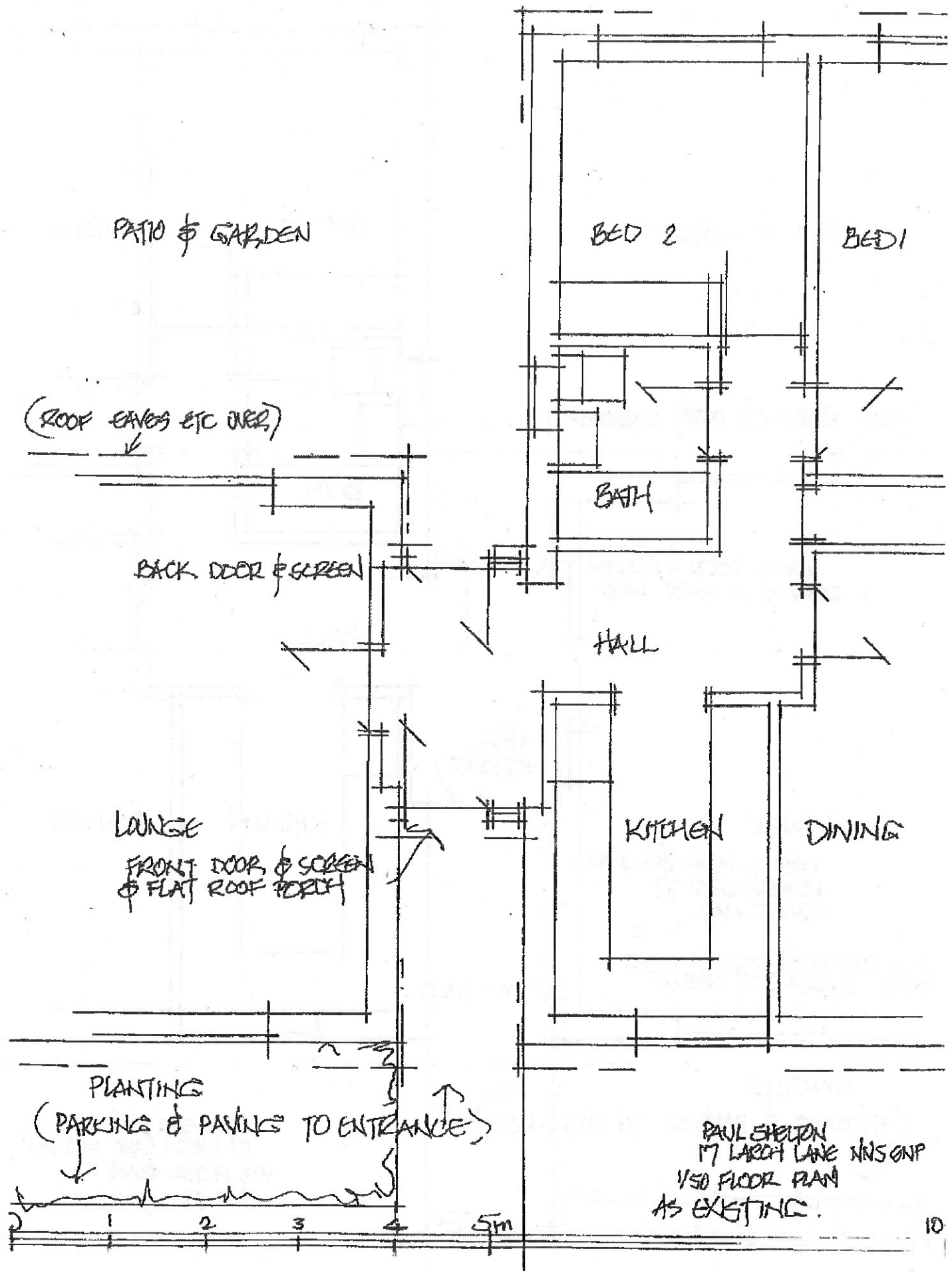


PAUL SHELTON

17 LARCH LANE NNS GNP

1/500 SCALE SITE PLANS EXISTING & PROPOSED





PAUL SHELTON
 17 LARCH LANE NINSON
 1/50 FLOOR PLAN
 AS EXISTING.

PATIO & GARDEN

(ROOF EAVES ETC OVER) EXTENDED

BACK DOOR & SCREEN
TO REMAIN IN EXIST POSN.

LOUNGE

FRONT DOOR & SCREEN
RE POSITIONED TO
ENGAGE HALL

TILE ROOF EXTENDED TO MATCH
ETC. TO ADJACENT GABLE

PLANTING

(PARKING & PAVING TO ENTRANCE)

BED 2

BED 1

BATH

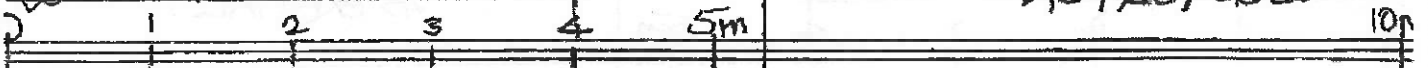
HALL

HALL
EXTENDED

KITCHEN

DINING

PAUL SHELTON
17 LARCH LANE NNS 9NP
1/50 FLOOR PLAN
AS PROPOSED





FRONT ELEVATION

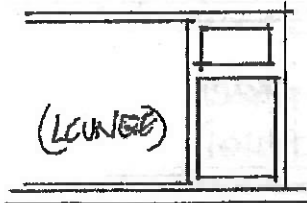


BACK ELEVATION

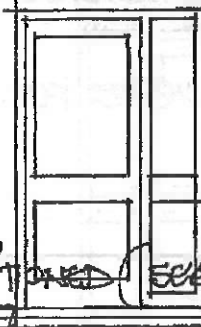
PAUL SHELTON
 17 LARCH LANE NINE GHP
 1/50 SCALE ELEVATIONS AS EXISTING.



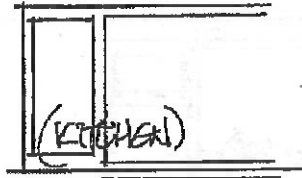
TILED ROOFS EXTENDED OVER HALL



(LOUNGE)



FRONT DOOR & SCREEN REPOSITIONED (SEE PLAN)

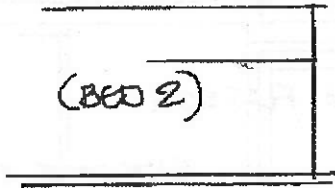


(KITCHEN)

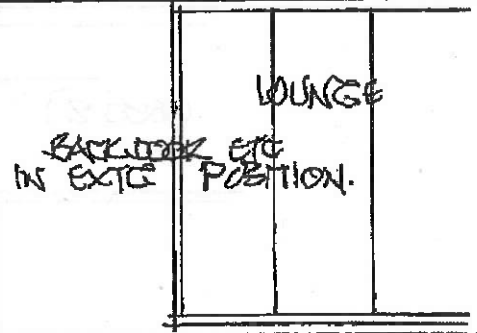
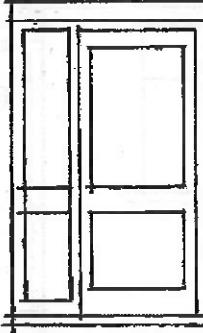
FRONT ELEVATION

TILED ROOFS

TILED ROOF EXTENDED OVER HALL



(BED 2)



LOUNGE

BACK DOOR ETC IN EXTC POSITION.

BACK ELEVATION

PAUL SHELTON
17 LARCH LANE NINSBOP

- 1/50 SCALE ELEVATIONS AS PROPOSED -





**NORTHAMPTON
BOROUGH COUNCIL**

Development Control

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

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

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

Publication of applications on planning authority websites.

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

1. Site Address

Number	17
Suffix	
Property name	
Address line 1	Larch Lane
Address line 2	
Address line 3	
Town/city	Northampton
Postcode	NN5 6NP

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

Easting (x)	471438
Northing (y)	262653

Description

--

2. Applicant Details

Title	Mrs
First name	Lesley
Surname	Haynes
Company name	
Address line 1	17
Address line 2	Larch Lane
Address line 3	
Town/city	Northampton
Country	

2. Applicant Details

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

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Proposed works to the roof of the existing extension over the top of the adjoining flat roof to the main roof of the bungalow and then move the front door forward to the existing outside walls.

Has the work already been started without consent?

Yes No

5. Materials

Does the proposed development require any materials to be used?

Yes No

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

Roof	
Description of existing materials and finishes (optional):	roof tiles
Description of proposed materials and finishes:	same as existing roof tiles

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

PP-07986650

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

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

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Mr Paul Shelton
Number	17
Suffix	
House Name	
Address line 1	Larch Lane
Address line 2	
Town/city	Northampton
Postcode	NN5 6NP
Date notice served (DD/MM/YYYY)	01/07/2019

Person role

12. Ownership Certificates and Agricultural Land Declaration

- The applicant
- The agent

Title	Mrs
First name	Lesley
Surname	Haynes
Declaration date (DD/MM/YYYY)	01/07/2019

Declaration made

13. Declaration

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

Date (cannot be pre-application)

Proposal number:	PP-07966650
Version number:	1
Document type:	Community Infrastructure Levy questions
This document is attached in:	Plans 1.pdf
Document comments:	



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

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

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

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

1. Application Details

Applicant or Agent Name:

MRS LESLEY HAYNES

Planning Portal Reference
(if applicable):

Local authority planning application number
(if allocated):

N/2019 0844

Site Address:

17 LARCH LANE
NORTHAMPTON
NN5 6ND

Description of development:

SINGLE STOREY EXTENSION LINKING MAIN
DWELLING TO ANNEX TO SIDE.

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

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:

[Redacted Name] _____

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

10-7-19

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

For local authority use only

App. No:



PLANNING CONSULTATION LIST	
Application Reference	N/2019/0844
Location	17 Larch Lane, Northampton, NN5 6NP
Proposal	Works to roof of existing extension over top of adjoining flat roof to main roof of bungalow and relocation of front door to existing outside walls

CONSULTEES				
Name	Type	Sent Date	Expiry Date	
Duston Parish Council	Consultation	05/07/2019	26/07/2019	
Cllr John Caswell	Consultation	05/07/2019	26/07/2019	
Cllr Matthew Golby	Consultation	05/07/2019	26/07/2019	
Duston Parish Council - Neighbourhood Forum	Consultation	05/07/2019	26/07/2019	

Overall Consults Expiry Date: 26 July 2019

Overall Re-Consults Expiry Date:

NEIGHBOURS				
Address	Sent Date	Expiry Date	Re-consult Sent Date	Re-consult Expiry Date
106 Park Lane Northampton NN5 6PZ	05/07/2019	26/07/2019		
108 Park Lane Northampton NN5 6PZ	05/07/2019	26/07/2019		

110 Park Lane Northampton NNS 6PZ	05/07/2019	26/07/2019		
112 Park Lane Northampton NNS 6PZ	05/07/2019	26/07/2019		
15 Larch Lane Northampton NNS 6NP	05/07/2019	26/07/2019		
19 Larch Lane Northampton NNS 6NP	05/07/2019	26/07/2019		

Overall Neighbour Expiry Date: 26 July 2019

Overall Neigh Re-consults Expiry Date:



NORTHAMPTON
BOROUGH COUNCIL

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

Tel: 0300 330 7000
Minicom: (01604) 838970
Email: planning@northampton.gov.uk

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

Our Ref: N/2019/0844
Contact: Sharon Weir
Telephone No: 0300 330 7000 Option 6
Email: planning@northampton.gov.uk
Date: 5 July 2019

Dear Sir/Madam

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

PROPOSAL: WORKS TO ROOF OF EXISTING EXTENSION OVER TOP OF
ADJOINING FLAT ROOF TO MAIN ROOF OF BUNGALOW AND
RELOCATION OF FRONT DOOR TO EXISTING OUTSIDE WALLS
LOCATION: 17 LARCH LANE, NORTHAMPTON, NN5 6NP

We are in receipt of the above application and would be grateful for any observations which you may wish to make. They should reach the Planning Service no later than 21 days from the date of this email.

Please follow the link below in order to view plans and information regarding this application. Insert reference N/2019/0844 into the Application Number search box and click submit. Please note, only this one box needs to be filled in, and it can take up to 2 hours to appear online from the time of this email being sent to you.

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

Please send your response to planning@northampton.gov.uk

If no comments are received within this period it will be assumed that you have no observations to make.

Yours faithfully

S. L. Weir

Sharon Weir
Planning Technician (Development Management)
Planning Service



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Planning Department
The Guildhall
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Northampton. NN1 1DE

Tel: 0300 330 7000
Minicom: (01604) 838970
E-Mail: planning@northampton.gov.uk

Cllr John Caswell
New Duston Ward Councillor

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Contact: Sharon Weir
Telephone No: 0300 330 7000 Option 6
Email: planning@northampton.gov.uk
Date: 5 July 2019

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