



EAST NORTHAMPTONSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

19/01532/FUL

Location

19 North Street Raunds Wellingborough Northamptonshire NN9 6HX

Proposal

Erection of 2 no. 3 bedroomed bungalows

Applicant

Mr D Lawrence

C/o Agent

Agent

Mr Eric Cleaver - Marric Chartered Surveyors

7 Furnell Close Raunds Wellingborough Northants

Date received

16 September 2019

Date valid

23 September 2019

Under the provisions of the Town and Country Planning Act 1990 the Local Planning Authority hereby **GRANT PLANNING PERMISSION** for the above development in accordance with the application and plans submitted, **subject to the following conditions** which are imposed for the reasons noted thereafter:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended.
2. Prior to commencement of the development above slab level, samples of the external materials to be used in the construction of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall only be carried out in accordance with the approved details.
Reason: To achieve a satisfactory elevational appearance for the development.
3. The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location Plan;
Arboricultural Layout - TPP/4013/Y/500;
Site Layout - 19/43 No2 Rev 1;
Bungalow 1 - 19/43 No3A;
Bungalow 2 - 19/43 No4;
Reason: To define the terms of the planning permission.
4. Prior to the first occupation of each dwelling, the parking and turning facilities for each dwelling and the bin storage and presentation facilities as shown on the approved plans shall be provided and retained thereafter in perpetuity.
Reason: In the interests of highway safety.

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5. Prior to the first occupation of the dwellings hereby permitted, details of the boundary screening for the development (including a timetable for its provision) shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved scheme.

Reason: In the interests of residential amenity and design and visual amenity and to ensure that suitable boundary treatment is retained adjacent to Salter Close.

6. The access to the development hereby permitted shall be hardbound for the first 5 metres from the public highway and shall include sufficient drainage (such that surface water does not runoff onto the public highway).

Reason: In the interests of highway safety.

7. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

(i) fieldwork in accordance with the agreed written scheme of investigation;

(ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);

(iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 199.

8. No demolition or construction work (including deliveries to or from the site) that causes noise to be audible outside the site boundary shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays or Bank Holidays unless otherwise agreed with the local planning authority.

Reason: To ensure the protection of the local amenity throughout construction works.

9. There shall be no burning of any material during construction, demolition or site preparation works.

Reason: To minimise the threat of pollution and disturbance to local amenity.

10. No occupation of dwellings shall take place until details have been submitted to and approved in writing which demonstrate the following sustainability measures for the new buildings

- Measures to limit water use to no more than 105 litres / person / day and external water use of no more than 5 litres / person / day
- Minimum standards for gas fired boilers

Development shall only take place in accordance with the approved details and all measures shall be available for use upon first occupation of each respective property.

Reason: In the interests of sustainability.

Your attention is drawn to the following notes:

1. As a number of trees would be lost to the proposed development, a replacement planting scheme should be implemented as part of the proposed development.

Decision Date
5 February 2020

Signed:



Paul Bland
Head of Planning Services

NOTES:

In reaching this decision the Council has implemented the requirement in the NPPF to deliver sustainable development in a proactive and positive way in accordance with paragraph 38.

A full report is available at www.east-northamptonshire.gov.uk.

Please note that a formal application is required to discharge conditions (where applicable). Discharge of condition applications have a target determination period of 8 weeks and require a fee. Please programme in adequate time to avoid delay to your development. Details of how to apply can be obtained from the Council's website:

<https://www.east-northamptonshire.gov.uk/planning>

This notice relates only to planning permission and does not include or imply consent under the Building Regulations or any other legislation for which a separate application may be required.

For advice and guidance about the Building Regulations, including the need for consent, please contact the Council's Building Control helpline on 01832 742139. Further information can also be obtained from the Council's website:

<https://www.east-northamptonshire.gov.uk/buildingcontrol>

APPEALS TO THE SECRETARY OF STATE:

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application, if you want to appeal against the local planning authority's decision then you must do so within 12 weeks of the date of this notice.

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- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against the local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against the local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- In all other circumstances if you want to appeal against the local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at:

<https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

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