



## EAST NORTHAMPTONSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

### REFUSAL OF PLANNING PERMISSION

**20/01530/FUL**

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Location

8 Harris Close Raunds Wellingborough Northamptonshire NN9 6TA

Proposal

First floor side extension, single storey rear extension and two storey rear extension

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Applicant

Mr Adrian Hornigold

8 Harris Close Raunds Wellingborough Northamptonshire

Agent

Sidey Design Architecture - Mr Jon Sidey

Sidey Design Architecture 10 Market Square Higham Ferrers NN10 8BT

Date received

19 November 2020

Date valid

24 November 2020

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Under the provisions of the Town and Country Planning Act 1990 the Local Planning Authority hereby **REFUSE PLANNING PERMISSION** for the above development in accordance with the application and plans submitted, for the following reasons:

1. The proposed first floor extension will be out of keeping with the prevailing built form in the immediate area. This element, due to its siting, will significantly close the gap at first floor level between Nos 8 and 9 Harris Close, creating a cramped / terracing effect which is not characteristic of the street. The first floor element is also not subservient to the host dwelling. The proposal is therefore considered to be contrary to Policy 8 d i) of the North Northamptonshire Joint Core Strategy, Paragraph 130 of the National Planning Policy Framework, Policy R2 of the Raunds Neighbourhood Plan and paragraph 1.4 of the Householder Extensions Supplementary Planning Guidance - (Adopted June 2020).

**Your attention is drawn to the following notes:**

1. This decision is based on Existing and Proposed Plans and Elevations 20-0139-01 received by this Council on 19.11.2020 and Existing and Proposed Plans and Elevations 20-0139-01 Rev B received by this Council on 14.01.2021.
2. In reaching this decision this Council has implemented the requirement in the NPPF to deliver sustainable development in a proactive and positive way in accordance with paragraph 38.

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Decision Date  
19 January 2021

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](http://www.east-northamptonshire.gov.uk).

#### **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.
- 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.

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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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