

Your ref:
Our ref: MS/N592
Direct line: 01604 346346
E-mail: Matthew.Sharpe@cctownplanning.co.uk
Date: 13th May 2022



Thistledown Barn
Holcot Lane
Sywell
Northampton
NN6 0BG

www.cctownplanning.co.uk

George Candler
Executive Director Place & Economy
North Northamptonshire Council
Wellingborough Area
Swanspool House
Doddington Road
Wellingborough
NN8 1BP

Dear Sir,

Town and Country Planning Act 1990

79 Ecton Lane, Sywell, Northamptonshire,

CC Town Planning Ltd have been instructed by Mr. Mr David Bletsoe-Brown ('the Applicant') to prepare a detailed Planning Statement to accompany a full planning application for the proposed change of use from stables and 2.no flats for equine related tenants to 4.no holiday accommodation units for short and long term lettings and exterior alterations at No.79 Ecton Lane, Sywell, Northamptonshire ('the site').

We are aware that the Applicant is in breach of planning conditions imposed on the original consent for the stables and are grateful to the LPA in their cooperation in this matter in allowing us to seek to regularise the planning status of the building through this retrospective planning application.

It is our view that this application, which has been genuinely prepared to provide further justification for the proposals and amendments to the previous applications, would not be considered to be a 'similar application' having regard to Section 70 of the Act.

It is material to note that an application for the above site was refused on 17th January 2022 for the proposed change of use from stables into 2 flats and 2 flats from equine related tenants to standard residential units (retrospective) ref. NW/21/01064/FUL. The reasons for refusal of this application are set out below.

- The conversion of the building into 4 flats for unrestricted residential use in the open countryside is contrary to policies 1, 11 (2) (a), (b) and (d), 13 (1) (2) and 25 (2) of the North Northamptonshire Joint Core Strategy and policy SS1 of the Plan for the Borough of Wellingborough and advise contained within paragraph 80 of the National Planning Policy Framework.
- The application is not supported by adequate information to demonstrate that the new flats would not be adversely affected by unacceptable levels of noise from existing uses on the site. The application does not demonstrate that the proposal fully complies with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy and advice contained within the National Planning Policy Framework.
- The application does not demonstrate that the dwellings meet with national space standards. The proposed development would be contrary to policy

30 (b) of the North Northamptonshire Joint Core Strategy and advise contained within the National Planning Policy Framework.

- The application does not demonstrate that the dwellings meet category 2 of the national accessibility standards as a minimum. The proposed development would be contrary to policy 30 (c) of the North Northamptonshire Joint Core Strategy and advise contained within the National Planning Policy Framework.
- The proposed bedrooms serving the ground floor flats would have no windows serving a habitable room which would result in poor living conditions for existing and future occupiers, in relation to no outlook or external light. The proposed development would therefore be contrary to the provisions of policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy and paragraph 130 (a) and (f) of the National Planning Policy Framework.

Whilst an appeal can still be made against this refusal, the detailed assessment set out within the accompanying Planning Statement, demonstrates that the Applicant has overcome the reasons for refusal provided by the LPA within this previous application. The accompanying information and revised plans submitted in support of this scheme further demonstrates how the Applicant has overcome the aforementioned reasons for refusal, and as such, the LPA should seek to determine this revised scheme.

It has been demonstrated that the principle of development cannot be questioned due to the economic benefits to the local rural economy resulting from the proposed development, and that noise need not be a reason for concern given the existing operations which take place at the application site. Furthermore, with the proposed nature of the use as holiday let units, it is considered that accessibility standards and national minimum space standards need not be complied with, although the proposed units will still offer an excellent standard of amenity for any future occupant despite this. Furthermore, with the amended plans including the addition of windows into all habitable rooms, it is determined that high quality living conditions can ultimately be provided.

In addition, there is also a material difference between this revised scheme and that of the previously refused scheme insofar as the description of development is concerned. Unlike the previous application, which was for the sole purpose of standard residential units, this revised scheme is seeking permission for holiday let units. Whilst such a use can continue to fall under Use Class C3, there is a material difference in the nature of the proposed use in terms of the longevity of each stay and the storage needs of occupants.

Furthermore, as exterior alterations to the building are also proposed, in the form of the insertion of windows, it is considered that this application is materially different to that of the previous submission and should not be classified as a 'similar' application. As such, it is the Applicants view that the LPA should determine this application, despite the legislation set out under Section 70b of the Town and Country Planning Act 1990.

I trust that the information provided is sufficient however should you require any further clarification to be able to determine this application then please do not hesitate to contact me.

Yours faithfully,



Matthew Sharpe
Assistant Planning Consultant