



Mr John Lynch
C/o Mr Peter Bullock
45 Patrick Road
Corby
NN18 9NB
United Kingdom

Application Ref: - **NC/21/00075/DPA**

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GRANT OF PLANNING PERMISSION**

The North Northants Council as the Local Planning Authority within the meaning of the above Act and associated Orders GRANTS permission for the following:-

Description of Development:

Attached 3 bedroom dwelling.

Location of development: 156 Willow Brook Road
Corby
NN17 2EQ

Date of application: 22 February 2021

Plan Numbers: See attached schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

SIGNED

Executive Director of Place & Economy

Date: 23 April 2021

NOTES:

- I. Please also see the informatives included in the Schedule of Conditions.
- II. Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
- III. This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

continued

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REASONS FOR APPROVAL

1. The development hereby approved, by virtue of its design, size, scale and appearance, would not adversely affect the amenity of local residents. It is of harmonious design, form and materials. Furthermore, it is considered that the development is not detrimental to the character and appearance of the wider area.

Subject to the conditions attached to this permission, the proposal is therefore in accordance with Policy 8 and 30 of the North Northamptonshire Joint Core Strategy, the National Planning Policy Framework, and no other material considerations indicate that the policies of the development plan should not prevail, furthermore the decision has been reached taking into account 186-187 of the National Planning Policy Framework.

SCHEDULE OF CONDITIONS

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be built in accordance with the approved plans as listed below in the 'Schedule of Plans'. The development shall be completed in accordance with the approved plans as listed below in the 'Schedule of Plans'. The development shall be completed in accordance with the approved plans unless alternative details have been subsequently approved following an application for a non-material amendment.

Reason: To specify the permission and for the avoidance of doubt.

3. The development hereby approved shall be constructed entirely of the materials as detailed in the drawing/application form, received by the Local Planning Authority.

Reason: To ensure a satisfactory appearance in the interests of visual amenity and to comply with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. Samples of the materials to be used in the construction of the dwellings, boundary walls/fences and hard surfaced areas shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved samples before the building is occupied.

Reason: In order that the external appearance of the building is satisfactory and its relationship with the wider area, in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. Prior to the first occupation of the development hereby permitted details of the secure bicycle parking shall be submitted to and approved in writing by the local Planning Authority and the scheme approved shall be provided and be retained thereafter. Cycle

continued

parking should be covered, secure, overlooked and easy to use, with a minimum 1.2m clear access including gate widths. No lifting of cycles should be required.

Reason: To ensure the provision and availability of adequate cycle parking and bin storage in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

6. Pedestrian visibility splays of at least 2.0m x 2.0m shall be provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access / footway level. The land should be contained entirely within land in the control of the developer.

Reason: To ensure highway safety in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

7. Vehicular visibility splays of 2.0m from the carriageway edge along the centre of the vehicular access by a distance of (43m for 30mph, 120m for 40mph, 160m for 50mph and 215m for a de-restricted / 60mph speed limit)* measured from the centre of the vehicular access along the carriageway edge. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level. *This dimension may be reduced subject to the receipt of a vehicle speed survey proving the 85%ile speeds are less than the specified speed limit.

Reason: To ensure highway safety in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

8. Any existing vehicular access that becomes redundant as a result of a development should be removed and reinstated as footway / verge etc. to match surrounding features.

Reason: To ensure highway safety in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

9. All private vehicular accesses should have a hard bound surface for a minimum of the initial 5.0m from the highway boundary. Gravel or other such loose material shall not be permitted as it could be carried onto the highway and thereby creating a hazard to vehicles, cyclists and pedestrians. It can also track onto grass verges and be flung by mower blades causing damage to property and persons.

Reason: To ensure highway safety in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

10. Surface water from a private drive or private land must not discharge onto the highway

Reason: To ensure highway safety in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

11. Utility covers and carriageway gullies must not be located within vehicle crossovers.

Reason: To ensure highway safety in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

12. The gradient of a vehicular access should not exceed 1 in 15 for a minimum of the first 5.0m from the highway boundary.

Reason: To ensure highway safety in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

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13. Private drives are to be in multiple lengths of 5.5m.

Reason: To ensure highway safety in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

14. No gates, barrier or means of enclosure shall be erected across a vehicular access within 5.5m of the highway boundary. Any such feature erected beyond that distance should be hung to open inwards away from the highway.

Reason: To ensure highway safety in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

15. Car parking spaces should be a minimum of 2.5m wide, widened to 3.3m where a solid side boundary exists. Car parking spaces should be a minimum of 5m long.

Reason: To ensure highway safety in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

END OF SCHEDULE

STANDARD INFORMATIVES

1. North Northants Council worked with the applicant in a positive and proactive manner. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' Local Plan Policies 1997, Joint Core Strategy Adopted July 2016, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
2. North Northants Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact – Highways, Northamptonshire North Northants Council, Sustainable Transport, Riverside House, Riverside Way, Bedford Road, Northampton, NN1 5NX

3. You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

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4. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to: carry out work to an existing party wall; build on the boundary with a neighbouring property; in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM.

5. Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor
6. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-
 - a. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
 - b. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
 - c. Dust emissions shall be controlled in compliance with Government Best Practice Guidance.
 - d. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Services Team (www.northnorthants.gov.uk/envservices Tel. 01536 464175) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

Address:

Planning Department North Northants Council
Deene House, New Post Office Square, Corby Northants NN17 1GD Tel: 01536 464158
www.northnorthants.gov.uk

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SCHEDULE OF PLANS

Location Plan	Location Plan, OS: 0100042766	09.03.2021
Location & block plan	Existing Block Plan	22.02.2021
Planning Layout	Proposed Block Plan	22.02.2021
General	Proposed Ground Floor, Dwg. No.- 1911-03c	22.02.2021
General	Proposed First Floor, Dwg. No.- 1911-04c	22.02.2021
Elevations	Proposed Elevations, Dwg. No.- 1911-06c	22.02.2021
Parking Layout	Proposed Site Plan- Parking and Access, Dwg. No.- 1911-09c	22.02.2021

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RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING

AUTHORITY TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

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

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424) Appeal forms can be downloaded from the Planning Inspectorate's website at <http://.Planning-inspectorate.gov.uk>

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

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

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the North Northants Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.