

# Planning permission

Name and address of applicant

Mr. M. Graham,  
399 Newton Road,  
Rushden

Name and address of agent (if any)

Mr. J.K. Reynolds,  
24 Harborough Road,  
Rushden

## Part I - Particulars of application

Date of application:

31st March, 1981

Application no.

EN/81/561

Particulars and location of development:

Alterations and new access to existing house and residential development (house and garage), at side of existing property adj. 316 Newton Road, Rushden, in accordance with deposited plan and application No. EN/81/561. (As amended)

## Part II - Particulars of decision

### EAST NORTHANTS DISTRICT COUNCIL

hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. No work shall be started until a comprehensive scheme of landscaping for the site has been submitted to and approved by the local planning authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
3. Before the development hereby permitted is carried out details for the provision of adequate boundary screening shall be submitted to and approved by the local planning authority, and this screening shall be provided before the dwelling is occupied and thereafter maintained to the reasonable satisfaction of the local planning authority.
4. Representative samples or details of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority before the development is commenced.
5. Before any work is commenced on the development hereby permitted the proposed new vehicular access and parking facilities intended to serve the existing dwelling as shown on the originally submitted plan EN/81/561 shall have been provided, and these

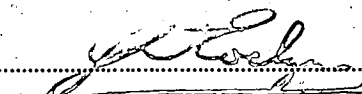
The reasons for the conditions are:

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.
- 2-4.7.10. In the interest of visual amenities. 5.6.11. In the interest of Highway safety. 8. To ensure a proper standard of development. 9. In order to protect the amenities of occupiers of nearby properties.

(contd.)

Date 12th May, 1981

Signed



Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required.

Conditions (contd.)

facilities shall thereafter be maintained to the reasonable satisfaction of the local planning authority.

6. Before the proposed new dwelling the subject of this permission is occupied the modified vehicular access, garaging, parking and manoeuvring facilities intended to serve the dwelling as shown on submitted plan EN/81/561 (as amended) shall have been provided, and these facilities shall thereafter be maintained to the reasonable satisfaction of the local planning authority.

7. All external alterations to the existing dwelling the subject of this permission shall be carried out in materials matching that of the existing building to the satisfaction of the local planning authority.

8. Before any work is commenced on the development hereby permitted the precise location of the proposed buildings on the site and their ground floor levels shall have been agreed with the local planning authority.

9. The window being provided in the side wall of the proposed new dwelling to serve the first floor landing area as shown on the submitted plan EN/81/561 shall be obscure glazed before the dwelling is occupied, and this obscured glazing shall thereafter be maintained to the reasonable satisfaction of the local planning authority.

10. Notwithstanding the provisions contained in the Town & Country Planning General Development Orders 1977 to 1981, no buildings, structures, walls or other similar forms of development shall be carried out within the curtilage of the site edged red on submitted plan EN/81/561 (as amended) beyond the proposed new rear boundary of the existing property on the site as indicated on that plan without the prior written approval of the local planning authority.

11. Before the new dwelling the subject of this permission is occupied or the new access intended to be provided to serve the existing dwelling within its curtilage is brought into use, adequate visibility sight lines shall be provided at the junction between these proposed means of vehicular access and the existing public highway, and these visibility sight lines shall thereafter be maintained in an unobstructed manner to the reasonable satisfaction of the local planning authority. In addition, the gradient of the means of vehicular access shall not exceed 1 in 15 for a distance of at least 6m from the edge of the carriageway on the public highway, and any gates provided at the point of access shall be hung to open inwards only.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.