

Planning permission

Name and address of applicant

Name and address of agent (if any)

Assurance Consultants
Admiralty House
8 St. Giles Terrace
Northampton

Peter Haddon & Partners
The Old Rectory
Milton Malsor
Northampton NN7 3AQ

Part I - Particulars of application

Date of application:

Application no.

30th September, 1988

EN/88/1253

Particulars and location of development:

Erection of one house with attached garage, land at 316A Newton Road, Rushden, in accordance with deposited plan and application No. EN/88/1253. (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 any work is commenced on the development the subject of this permission, details of the provision of adequate boundary screening and fencing shall be submitted to and approved by the local planning authority, and this boundary screening and fencing shall then be provided in accordance with the approved details before the development is brought into use and thereafter maintained to the reasonable satisfaction of the local planning authority.
4. Before any work is commenced on the development the subject of this permission details of the materials intended to be used in the external treatment of the proposed building shall have been submitted to and approved by the local planning authority, and the development shall then be carried out in accordance with the approved details to the reasonable satisfaction of the local planning authority.

The reasons for the conditions are:

(contd.)

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.
- 2-4. In the interest of visual amenities.
- 5.6. In the interest of highway safety.
- 7-9. To ensure a proper standard of development.

Date 30th November, 1988

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.)

5. Before the development the subject of this permission is brought into use adequate vehicular access, parking, manouevring and servicing facilities shall have been provided in accordance with the details shown on the submitted plan, and these facilities shall thereafter be maintained to the reasonable satisfaction of the local planning authority.

6. Before the development the subject of this permission is brought into use adequate visibility sight lines shall have been provided at the junction between the proposed vehicular access and the existing public highway in accordance with detailed proposals submitted to and approved by the local planning authority, and these visibility sight lines shall thereafter be maintained in an unobstructed manner to the reasonable satisfaction of the local planning authority.

7. Before the development the subject of this permission is brought into use adequate foul water and surface water drainage installations shall have been provided in accordance with detailed proposals submitted to and approved by the local planning authority.

8. Before any work is commenced on the development the subject of this permission the precise location of the proposed building on the site together with its ground floor level shall have been agreed with the local planning authority.

9. In connection with the carrying out and use of the development the subject of this permission no windows or similar forms of opening shall be provided at first floor level in the side elevations of the proposed building without the prior written approval of the local planning authority.

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.