Agenda

Planning Committee
Wednesday 21st May 2008 at 7.00 pm

Council Chamber, Swanspool House, Doddington Road, Wellingborough, Northamptonshire NN8 1BP

1. Apologies for absence.
2. Declarations of Interest.
3. Confirmation of the minutes of the meeting held on 23/4/2008.
4. Applications for planning permission, listed building consent and building regulation approval.
5. Site Viewing Rota for the remainder of 2008.
7. Any other items that the Chairman decides are urgent.

Enclosed

Please note: Site Viewing Group for Tuesday 20th May 2008 will be Councillors Morrall, Payne, Ward and Waters.

Lyn Martin-Bennison,
Chief Executive

Date issued: 13th May 2008

Membership: Councillor Morrall (Chairman), Councillor Ward (Vice Chairman), Councillors Bass, P Bell, Dean, Griffiths, Maguire, Patel, Payne, and Waters (1 vacancy).

For further information contact Democratic Services on 01933 231511.
DNewbold@wellingborough.gov.uk
# Borough Council of Wellingborough
## Planning Committee
### Wednesday 21st May 2008 at 7.00 pm
#### Council Chamber, Swanspool House

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SITE VIEWING (Date of visit 20th May 2008 at 2.40 p.m.)

Planning Committee 21/05/2008

Report of the Deputy Chief Executive

APPLICATION REF: WP/2007/0790/F

PROPOSAL: Double storey extension to front of dwelling.

LOCATION: 20 Kings Lane, Little Harrowden, Wellingborough.
NN9 5BL

APPLICANT: Graham Linfield.

The application comes before the Planning Committee for determination and is to be site viewed due to a request by Little Harrowden Parish Council who feel the development is ‘a bit overwhelming’.

PROPOSAL AND DESCRIPTION OF SITE:
The development property was constructed as a single development property in the mid/late 1970’s, and forms the small linear development which fronts the unclassified King’s Lane within the village of Little Harrowden. The proposal is as above and involves 2 gable ends to the front elevation with bay-type windows up to first floor and a smaller gable end between.

RELEVANT PLANNING HISTORY:
No relevant planning history.

NATIONAL AND LOCAL PLANNING POLICY:
Borough Council of Wellingborough Local Plan Policy: G1 and H12
County Structure Plan Policy: GS5
Supplementary Planning Guidance: II, IV, V and VIII
National Guidance: PPS 1 and PPS 3.

SUMMARY OF REPLIES TO CONSULTATIONS/REPRESENTATIONS RECEIVED:
1. Little Harrowden Parish Council -

   “I would like to look to gain a better feel for how his extension will affect the look of the street.

   We couldn't quite grasp the impact that the development would have on the area. On plan it looked a bit overwhelming.”
2. Highways (NCC) - recommends that the highway standards and planning conditions set out in the NCC document ‘Minor Planning Applications that have an effect on the highway’ be applied to this application.

No further representations received prior to the writing of this report.

ASSESSMENT:

Loss of Amenities to Neighbour’s

The property is backed by open land and although the extension results in the property going closer to the dwelling fronting the site (no. 17) by 2.3m the separation distance remains in excess of 25m, which is more than the suggested for back-to-back properties (21m) as stated in SPG VIII, concerned with layouts.

Due to the development property being set on a plot slightly further back than the neighbouring dwelling to the west (22 Kings Lane) together with its orientation within the plot being at an obtuse angle to no. 22 and no. 18 to the east together with a separation distance of a minimum of 5m the proposed extension will not impact upon the light to the front of the two neighbours anymore than the current situation. Furthermore this is demonstrated by judging the extension using the guidance as laid out in SPG II, which takes a 45 degree measurement from the middle of the nearest rear/front habitable room window to determine whether the extension would result in the loss of an unacceptable level of light. The line does not dissect the extension for any of its length and therefore does not result in a loss of light to neighbours to be of sufficient detriment to justify refusal. It is accepted that the side windows to no. 22 may receive a small degree of overshadowing in the early afternoons, although as these windows are primarily located above ground floor any loss would be negligible, and in any event loss of light to side windows is generally tolerated within linear developments as a natural necessity.

There are no windows proposed in the extensions side elevation. Therefore with the use of supplementary planning guidance and the application not resulting in loss of privacy it has been demonstrated that the application is in accordance with Policy G1 of the Local Plan in not being of a detrimental impact to neighbours.

Impact on Character/Appearance of property and setting

Although the property does form part of the linear development set back along the fronting Kings Lane it was constructed as a single development property and therefore separate from the row of semi-detached properties which dominate the western half of Kings Lane. The eastern portion of the Lane is made up of a variety of property types, sizes and ages, it is concluded that the property is at a juncture in the street where the dwellings become less uniform. As the dwelling does not form part of the more uniform development of semi-detached houses, and does not result in a loss to the symmetry of the property or any of its neighbours the alterations to the front aspect are not considered to harm the street appearance. The subordinate nature of the gables in terms of height results in the dwellings overall bulk remaining unaltered in the street.

Loss of Amenity Space

The rear amenity space remains unaltered; the extension involves the loss of a portion of fronting hard-paving. The remaining space is considered to be consistent with a
property of this size, although slightly wanting when compared to its' neighbour, nevertheless the loss is considered sustainable within the site.

Highway Implications
The distance of the garage from the highway is in excess (6.3m) the guidance (SPG II) suggests (5.5m) allowing a vehicle to be parked in front of the garage entrance to enable the door to be closed without the vehicle straddling the highway. There is no loss to parking provision with space for 3 cars off-road; and possible further curtilage parking, the extension/garage does not encroach unduly upon the highway, therefore having consulted the highways document as indicated by NCC above there is no adverse impact upon the local highway network.

Other Considerations
There is no loss of biodiversity or increased crime implications with regard the proposed development.

Conclusion
In view of the above with no sufficiently detrimental impact upon the adjoining property to justify refusal together with the appearance and character of the street and property remaining unharmed the application is hereby recommended for approval in accordance with Local Plan Policy (G1) and associated SPG, County Policy (GS5) and national guidance (PPS 3).

RECOMMENDATION:
Approve with conditions.

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The external walls and roof of the extension shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

Reasons:
1. Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of amenity.

INFORMATIVE/S
1. Pursuant to Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the proposed development complies with the applicable development plan policies and there are no other material considerations that would constitute sustainable grounds for refusal. These include specifically the following policies: GS5 of the Northamptonshire County Structure Plan and G1 of the Borough of Wellingborough Local Plan.
2. The applicant is advised that this decision relates to the following drawing numbers received on the date shown:
   Drawing Number: Date Received:
   GL-04 & GL-05  17 March 2008
BOROUGH COUNCIL OF WELLINGBOROUGH

AGENDA ITEM

SITE VIEWING (Date of visit 20th May 2008 at 2.15 p.m.)

Planning Committee 21/05/2008

Report of the Deputy Chief Executive

APPLICATION REF: WP/2008/0132/O

PROPOSAL: Outline application for the erection of one detached house with integral garage.

LOCATION: Land adjoining 39 Haddon Close, Wellingborough.

APPLICANT: Mr Richard Bedells.

The proposal requires Committee consideration owing to the number of objections. As there is a significant local opposition to the proposal, a site viewing is also recommended.

PROPOSAL AND DESCRIPTION OF SITE:
The application site is the open cartilage at the side of the existing 2-storey dwelling – 39 Haddon Close, which is situated at the end of the cul-de-sac. The site is adjacent to a footpath to the south. Outline consent is sought to erect a single detached dwelling. Although none of the reserve matters are to be considered at this stage, the Design and Access Statement states that this will be a 2-storey dwelling with integral garage, with the design, scale, height and appearance similar to the existing dwellings in the area.

RELEVANT PLANNING HISTORY:
The application site forms part of a relatively new housing estate, dating back to the mid 1990s.

NATIONAL AND LOCAL PLANNING POLICY:
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Northamptonshire Structure Plan
Policy GS5: Design
Wellingborough Local Plan
Policies G1: General Policy
H1: Existing Residential Areas
UH5: Housing Layout and Design

SUMMARY OF REPLIES TO CONSULTATIONS/REPRESENTATIONS RECEIVED:
1. County Highways Officer - no comments received at the time of preparing this report.
2. Nine (9) individual letters of objection received from local residents. The grounds of objection are:

- Restricted access to the adjacent footpath;
- Insufficient parking provision, increased traffic generation, on-street parking problems and consequent impact on highway safety and danger to children;
- Over-development;
- Noise generation;
- Impact on infrastructure;
- Impaired view of the open countryside; and
- Reduced sunlight.

**ASSESSMENT:**
The principle of providing an additional residential accommodation on a previously developed site in a built up area is acceptable, and is consistent with various policies in both the Structure and Local Plans and the national guidance in PPS 1 and PPS 3.

**Character and Appearance**
Haddon Close has a pleasant appearance and comprises 2-storey dwellings with variations in plot configuration. The application site is perhaps one of the largest plots within this development. Its sub-division would create 2 plots. The configuration and size of the resulting 2 plots would not be a significant variation from the established spatial pattern of the area. The application comes with an indicative plan that shows the footprint of the proposed dwelling relative to the existing and there are striking similarities between the 2. In the circumstances, it is concluded that the proposed development is in keeping with the character and appearance of the area and therefore compliant with development plan policies and national guidance. Matters of design, scale and appearance are reserved for future consideration, thus providing opportunities for residents to comment in future.

**Effect on Neighbouring Amenities**
As the proposal is in outline form none of the reserve matters being considered at this stage, its proper assessment in relation to the impact on neighbouring occupiers’ living conditions cannot be sufficiently made. However, the indicative layout demonstrates that the proposed dwelling can sit comfortably on this plot and without habitable windows on the side elevations it is unlikely that the amenities of neighbouring occupiers would be compromised in any way.

**Parking, Access and Traffic Issues**
It stated in the application that an integral garage would be provided. In addition to this, there would appear to be a scope for additional parking within the front curtilage of the site, thus complying with the requisite parking standards. The development would inevitably result in an increase in traffic generation, but this would be marginal and would not be to a level which would warrant consent being withheld.

In response to the other grounds of objection, particularly in relation to restricted views, this is not a legitimate and substantive planning consideration.
Summary
There appears to be no material planning considerations to justify the refusal of this application, which complies with the relevant development plan policies and national guidance. The application is therefore recommended for approval.

RECOMMENDATION:
Grant outline planning permission subject to the following conditions:

1. Application for approval of reserved matters shall be made no later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
   (a) the expiration of three years from the date of this permission; or
   (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

2. Before any development is commenced, detailed plans, drawings and particulars of the layout, scale, external appearance and the means of access thereto (including parking provision and off-street turning arrangements), together with landscaping and screen walls/fences and boundary treatments shall be submitted to and approved by the local planning authority and the development shall be carried out in accordance therewith.

3. Before the development commences, an Environmental Risk Assessment (ERA) that identifies the potential for contamination of the site from naturally occurring arsenic shall be submitted to the local planning authority prior to the commencement of the development. Should the ERA identify any contamination, it shall contain measures for its remediation that shall be approved in writing by the local planning authority. The site shall be remediated to the satisfaction of the local planning authority prior to the occupation of the development.

Reasons:
1. Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
2. To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).
3. To protect future occupiers from the potential effect of arsenic contamination.

INFORMATIVE/S
1. Pursuant to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development complies with the applicable development plan policies and there are no other material considerations that would constitute sustainable grounds for refusal. These include specifically the following policies: G1, H1 and UH5 of the adopted Wellingborough Local Plan; GS5 of the adopted Northamptonshire Structure Plan.

2. The applicant is advised that this decision relates to the following drawing numbers received on the date shown:
   Drawing Numbers:     Date Received:
   Site location map & PC08/W21  18/03/2008
BOROUGH COUNCIL OF WELLINGBOROUGH

AGENDA ITEM

SITE VIEWING (Date of visit 20th May 2008 at 4.00 p.m.)

Planning Committee 21/05/2008

Report of the Deputy Chief Executive

APPLICATION REF: WP/2008/0179/F

PROPOSAL: Demolition of existing building and construction of 6 dwellings.

LOCATION: 40 Hope Street, Bozeat, Wellingborough. NN29 7LU

APPLICANT: Coulson Homes.

This application is referred to the Planning Committee for determination due to a request from the Bozeat Parish Council asking that the site be subject to a visit from the Site Viewing Group.

PROPOSAL AND DESCRIPTION OF SITE:
As described.

The site is flat and the dwelling that once occupied the site has been demolished. The site is irregular in shape with mature conifers growing on the western, north-eastern and eastern boundaries. On the southern boundary with no. 36 Hope Street is a mature hedge mainly of laurel. Hope Street in essence is a cul-de-sac that comprises of a mixture of dwellings built in a variety of exterior facing materials.

RELEVANT PLANNING HISTORY:
WP/2006/0377/O Outline application for 6 no. 3 bed dwellings – conditionally approved.

NATIONAL AND DEVELOPMENT PLAN PLANNING POLICY:
Regional Spatial Strategy 8
Northamptonshire County Structure Plan: GS5
Borough of Wellingborough Local Plan: G1, G4, H2 and H12
Supplementary Planning Guidance: Parking, Trees on Development Sites, Planning Out Crime and Building Better Places
Planning Policy Statement 1; Delivering Sustainable Development
Planning Policy Statement 3; Housing
Planning Policy Statement 7; Sustainable Development in Rural Areas
Planning Policy Guidance 13; Transport
SUMMARY OF REPLIES TO CONSULTATIONS/REPRESENTATIONS RECEIVED:

1. NCC Highways – does not object to the application and offers a list of technical specifications. The Highway Authority also advises the applicant to contact the appropriate officer at the Borough Council of Wellingborough to discuss refuse collection issues.

2. Bozeat Parish Council – comments that it has few significant issues with the proposal but goes on to raise the following matters:
   - eco-friendly suggestions regarding the design and specifications.
   - turning head to be available to all Hope Street traffic.
   - request made that a well be preserved.
   - request that some of the dwellings have more interesting features.
   - request that more landscape detail be shown and suggestion given regarding the use of native species.
   - street lighting on the site should be to the County Council standard. Question posed whether the developer can supply details if required.

   The Parish Council has requested a visit from the Site Viewing Group.

3. No comment received.

ASSESSMENT:
The material planning considerations are:

- compliance with policy
- effect on the visual amenity of the area
- effect on neighbours amenities
- highways and parking
- crime and disorder
- biodiversity

Compliance with policy
Bozeat is designated in the local plan as a restricted infill village. It is considered that the principle of a small group of new dwellings located within the confines of the village and on brownfield land is entirely consistent with elements of national guidance together with development plan policy that seeks to direct new residential development in the rural areas to such sites.

Other aspects of policy will be examined below.

Effect on visual amenity
It is considered that the proposed development will not have a detrimental effect on the visual amenity of the street scene for the following reasons:

- Hope Street is relatively narrow and the public view of the development will be restricted by the closeness of the opposing dwellings in the street.
The scheme includes a turning head at the entrance to the site which will have the effect of separating the dwellings, thus creating an impression of openness in the design of the development.

The Parish Council has requested that the design of some of the plots be revised so as to make the dwellings more interesting. It is considered that the proposed buildings are what they are and the design has a simplicity to them which perhaps does not need complicating by extraneous decorative features.

**Effect on neighbours’ amenities**

It is acknowledged that the proposal could have an effect on the standard of amenity that is currently enjoyed by the occupiers of the surrounding dwellings. It is considered however, that any diminution of amenity will be insufficient to warrant refusing the application. This is because of the significant amount of trees that surrounds the site which will effectively screen the development from the neighbouring occupiers. Irrespective of the screening, the development substantially achieves the spacing standards that are set out in the Building Better Places SPG. It I suggested, however, that a condition be imposed that removes the rights for potential occupiers to insert additional windows above ground floor level in order to protect the privacy of the neighbouring occupiers.

**Highways and traffic**

The Highway Authority has not objected to the development and the street lighting mentioned by the Parish Council will be dealt with by the County Council when it comes to adopt the access road as highway maintainable at the public expense. After adoption other Hope Street traffic will be entitled to use the turning facility.

**Crime and disorder**

It is considered that there are no crime and disorder issues relevant to the determination of this application.

**Biodiversity**

No biodiversity issues have been identified within the scope of the application.

**CONCLUSION**

The scheme is considered to be in accord with Government guidance and development plan policy regarding the use of brownfield land in the rural areas for housing.

**RECOMMENDATION:**

Grant planning permission with conditions.

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. Representative samples 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 and the development shall be carried out using the approved materials.
3. A scheme for screen fencing/walling shall be agreed with the local planning authority before the start of construction. The agreed scheme shall be
4. Before the development is commenced a landscape scheme shall be submitted to and approved by the local planning authority in writing. The scheme shall be implemented concurrently with the development and shall be completed not later than the first planting season following the substantial completion of the development. Any trees and shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted or other species as may be agreed.

5. Before development commences a plan illustrating the carriageway and footways shall be submitted to the local authority for approval in writing. The development shall be carried out in accord with the approved scheme.

6. The first 5m of the accesses serving each of the plots shall be hard surfaced to the satisfaction of the local planning authority.

7. No windows, other than expressly authorized by this permission, shall be inserted above ground floor level without the express planning permission of the local planning authority.

**Reasons:**
1. Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of visual amenity.
3. In the interests of amenity and privacy.
4. In the interests of visual amenity.
5. In the interests of highway safety.
6. In the interests of highway safety.
7. In the interests of privacy.

**INFORMATIVE/S**
1. Pursuant to Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the proposed development complies with the applicable development plan policies and there are no other material considerations that would constitute sustainable grounds for refusal. These include specifically the following policies:
   - Regional Spatial Strategy 8
   - Northamptonshire County Structure Plan: GS5
   - Borough of Wellingborough Local Plan: G1, G4, H2 and H12
   - Supplementary Planning Document; Northamptonshire Minerals and Waste Development Framework - Development and Implementation Principles
   - Supplementary Planning Guidance: Parking, Trees on Development Sites, Planning Out Crime and Building Better Places
   - Planning Policy Statement 1; Delivering Sustainable Development
   - Planning Policy Statement 3; Housing
   - Planning Policy Statement 7; Sustainable Development in Rural Areas
   - Planning Policy Guidance 13; Transport.
2. The applicant is advised that this decision relates to the following drawing numbers received on the date shown:
   - Drawing Numbers: 100-05, 100-06, 100-10, 100-11, 100-12, 100-13, 100-14, 100-15, 100-16 and 100-17
   - Date Received: 31 March 2008
3. The applicant is advised that planning permission does not automatically allow the construction of the vehicle crossing, details of which require the approval of the Highway Authority. In this regard you should contact the Team Leader Regulations, Sustainable Transport, Riverside House, Riverside Way, Northampton NN1 5NX prior to any construction/excavation works within the public highway.
BOROUGH COUNCIL OF WELLINGBOROUGH

SITE VIEWING (Date of visit 20\textsuperscript{th} May 2008 at 3.15 p.m.)

Planning Committee 21/05/2008

Report of the Deputy Chief Executive

APPLICATION REF: WP/2008/0217/F

PROPOSAL: Proposed demolition of existing dwelling and erection of new dwelling and garage.

LOCATION: 128 Ecton Lane, Sywell, Wellingborough. NN6 0BB

APPLICANT: Mr John Harmon.

This development is to be site viewed and comes before the Committee for determination because of a request by Sywell Parish Council who are concerned with the proposed dwelling straddling the Village Policy Line (VPL).

PROPOSAL AND DESCRIPTION OF SITE:
The proposal site is located on the southern extremity of the linear development that fronts Ecton Lane, Sywell. Overstone Caravan Park is located to the south. The proposal is as above.

RELEVANT PLANNING HISTORY:
WR/52/21 Temporary bungalow - approved.
WR/52/65 House - approved.
BW/80/649 Alterations and extensions - approved with conditions.
BW/82/243/O Detached property in part of grounds - refused and dismissed on appeal.
BW/83/148 Two storey extensions - approved with conditions.
BW/88/1076/O Site for the erection of three dwellinghouses - refused and dismissed on appeal.
WP/2007/0684/F Demolition of existing house and construction of new house and detached garage - withdrawn.

NATIONAL AND LOCAL PLANNING POLICY:
Borough Council of Wellingborough Local Plan Policies: G1, G4, G6, H3 and H12.
County Structure Plan Policy: GS5.
Planning Policy Statement 1: Delivering Sustainable Development.
Planning Policy Statement 7: Sustainable Development in Rural Areas.
SUMMARY OF REPLIES TO CONSULTATIONS/REPRESENTATIONS RECEIVED:
1. Natural England - “no objection”.
2. Local Plans Department - “no objection”.
3. NCC (Highways) -

“It is appropriate for pedestrian to vehicle visibility of 2m x 2m above a height of 0.6m to be provided and maintained on both sides of the point of access. Any works that may be required to be carried out within the public highway in connection with making good or improving the means of access must be carried out in accordance with the specification of Northamptonshire County Council. To prevent loose material being carried out onto the public highway at least the first 5m of the driveway must be hard-paved.”

ASSESSMENT:
This application comes before the committee subsequent to the withdrawal of a previous scheme, following officer advice, the amendments essentially are to re-position the proposed replacement dwelling to predominately fall within the Village Boundary or VPL and therefore reduce the gap between the development and that of its neighbour.

Development in a Restricted Infill Village and Development in the Open Countryside
Sywell (excluding the old village) is designated in the Borough Council of Wellingborough Local Plan as a Restricted Infill Village (G4) therefore permission development will only be granted permission providing the site is located within the Village Policy Lines (VPL) and will not have an adverse impact on the size, form, character and setting of the village and its environs. Policy G4 is reinforced by Local Plan (LP) Policy H3 which states that small scale residential development will be permitted in restricted infill villages provided it involves a small group of dwellings or infilling. In addition to this the policy contains a proviso that new developments should respect the character and setting of the surrounding area.

Due to the scale of the maps within the Local Plan (1:5000), it can be difficult to get a precise indication of the location of the VPL, but in the extreme it has been calculated that 64 m² of the development, which is 15% of the property (402.7 sq mts) would straddle the VPL. It is accepted that the proposal involves a slight encroachment over the VPL but given the repositioning of the property on the site to prevent any potential of an infill property and therefore involves only the erection of one property in place of another the character of the village will not be harmed and will not involve a proliferation of buildings into the open countryside other than a small percentage of the property.

It is noted that there have been previous applications on the site, for additional units, that have been refused and resulted in subsequently dismissed appeals, this application involves only one replacement dwelling and in any event is considered on its own merits without prejudice.
Impact on Neighbour’s Amenities
There are no neighbours to the south or west of the site and has a separation distance of a minimum of 37m to no. 131 Ecton Lane, the fronting property, as well as various boundary screening and not being directly in front of the development. The 37m separation distance is far in excess of the SPG VIII guidance notes which suggest a minimum of 21m to prevent overlooking. The garages associated with the development are located towards the front of the plot and set only 0.5m from the shared boundary with no. 126 Northampton Road, due to the garage development and the rear portion that projects beyond the rear of no. 126 being single storey only and the garage of no. 126 being on the shared boundary there are considered to be no loss of light issues to the neighbour to the north. Therefore there is considered to be no loss of light or overlooking issues with respect to this application.

Impact on Appearance and Setting of the Property
The impact of the development on the Open Countryside has been discussed above. The development involves the replacement of an existing dwelling and although it is being increased by 80 sq mts and the overall mass and bulk is increasing, the frontage width and location is much the same therefore a dwelling in this position is not a break away from the current situation and not considered to alter the appearance to the detriment of the street scene. Ecton Road is made up of a variety of property types, ages and sizes, with many constructed as single development schemes with little uniformity, the development is consistent with this incongruity within the street appearance. The properties within the street are set-back from the highway, although this distance is far from being consistent. However, over the years a number of the dwellings have constructed garages forward of the main dwelling house such as at 118, 104 and 78 Ecton Lane. The development is reminiscent of this frontage set back with the main dwelling being set back comparably with no. 126 and a single storey garage to the front. The types of materials to be used will be conditioned.

A single development property of this size and set within the plot of over 17,000 sq mts would sit more comfortably in the fronting centre of the site, however due to the VPL constraints and the position of the existing property to the north-east corner of the plot it’s positioning is necessitated.

Highway Implications
The site has considerable on-site parking provision with the access remaining in its current position and serving the one dwelling this coupled with the above conditioning represents no impact upon the safety and convenience of the highway.

Other Considerations
The dwellings associated amenity space is considerable. The dwelling is to be positioned on much the same footprint as the existing and therefore will not alter the biodiversity within the site, with any interesting fauna and flora being located to the far western site boundary. There is no crime implications associated with this application.

Summary
It is considered that due to the development being a replacement of an existing dwelling, there being no potential for an in-fill property because of it positioning within the plot and the relatively small straddling of the VPL then there is no proliferation on the open countryside of buildings and the existing character and appearance of the
linear street and the village as a whole is not harmed or detrimentally altered to such a degree so as to justify refusal. In addition there is no impact on neighbours, the application is therefore in accordance with the above local, county and national planning policy documents and recommended for approval.

RECOMMENDATION:
Approve with conditions.

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. Representative samples 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.
3. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.
4. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order 1995 (as amended), no alterations to or structures permissible under Classes A, B, C, D, E of the Order shall be erected within the curtilage of the dwellinghouse hereby approved without the written consent of the local planning authority.
5. The following stipulations of the highway authority shall be complied with in full to the satisfaction of the local planning authority:
   a. Vehicle-to-pedestrian visibility of 2m x 2m over a height of 0.6m shall be provided and maintained on both sides of the points of access.
   b. Any works that may be required to be carried out within the public highway in connection with making good or improving the means of access must be carried out in accordance with the specifications of Northamptonshire County Council.
   c. To prevent loose material being carried out onto the public highway at least the first 5m fo the driveway must be hard-paved.

Reasons:
1. Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of amenity.
3. In the interests of amenity.
4. To allow the local planning authority the opportunity to control future development of the site, having regard to the nature of the site and its location in the countryside, outside established settlements.
5. In the interests of the safety and convenience of the highway
BOROUGH COUNCIL OF WELLINGBOROUGH

Planning Committee

21/05/2008

Report of the Deputy Chief Executive

APPLICATION REF: WP/2008/0169/F

PROPOSAL: Proposed single storey dwelling (re-submission following the withdrawal of WP/2007/0717/F).

LOCATION: Land at rear 18 Hookhams Path, Wollaston, Wellingborough. NN29 7PQ

APPLICANT: Mr M Susans.

The application requires Committee consideration, owing to several objections from the local residents and from Wollaston Parish Council.

PROPOSAL, DESCRIPTION OF SITE AND BACKGROUND:
The application site forms part of the rear garden of no. 18 Hookhams Path in Wollaston. Consent is sought for the erection of a detached bungalow on the site, effectively sub-dividing the site into 2 plots. The proposed development would be accessed from Windmill Close.

An application for a similar development (Ref: WP/2007/0480) was withdrawn in September last year. The application was withdrawn on the advice of the officer. It proposed a vehicular access off Windmill Road, leading to a parking area at the front of the proposed bungalow. However, the County Highways Officer considers that the access is severely constrained and unsatisfactory because of the site configuration. A subsequent application (Ref: 2007/0717/F) was presented to Committee at its meeting of January 2008. That application was also withdrawn due to perceived inaccuracies in the submitted plan.

NATIONAL AND LOCAL PLANNING POLICY:
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 7: Sustainable Development in Rural Areas
Northamptonshire Structure Plan
Policies GS5: Design
H3: Housing in Villages
Wellingborough Local Plan
Policies G1: General Policy
G4: Villages
SUMMARY OF REPLIES TO CONSULTATIONS/REPRESENTATIONS RECEIVED:

1. County Highways Officer - there is concern that the area of the site proposed to be used as a drive does not meet the public highway at right angles, provides no evidence that adequate pedestrian to vehicle visibility can be achieved upon land in the control of the applicant and does not demonstrate that sufficient width exists to permit the driveway to be used for access for parking purposes. The application cannot therefore be supported on highway grounds.

2. The Environment Agency - no objections.

3. Wollaston Parish Council - objects to the application for a proposed new dwelling as there is no on-street parking outside this property and insufficient room for parking on site.

4. Letters of objection received from 5 residents. In summary, the grounds of objection are:
   - Lack of parking and consequent on-street parking problems in the cul-de-sac;
   - Because of the restricted access, there would be difficulties for construction traffic;
   - Damage to fence during construction works;
   - Overlooking and loss of privacy;
   - Loss of light;
   - If approved, the development would set an unwelcome precedent.

ASSESSMENT:
National guidance in PPS1, PPS3, PPS7 and development plan policies all support the provision additional residential dwellings on previously developed land in a built up area and in rural areas, subject to satisfactory design and there being no detrimental impact on neighbouring amenities. Policy H3 of the Local Plan supports small scale residential developments within Villages such as Wollaston, provided that they are sited within the Village policy lines, and they would have no adverse effect on the character and appearance of the surrounding area. The site falls within the Village Policy boundary and in the circumstances, the main issue is to consider the impact of the proposal on the character and appearance of the surrounding area.

Character and Appearance
The application site has a frontage to Windmill Close, which is characterised by detached bungalows. The proposed development is a bungalow and would therefore have no materially harmful effect on the character and appearance of the surrounding area. The proposal therefore complies with the relevant development plan policies and by creating additional dwellings in the rural area, it is consistent with the provisions in National Guidance – PPS 3 and PPS 7.
Effect on Neighbouring Amenities
The proposed bungalow is sufficiently distanced from the neighbouring dwellings for it to have an undesirable impact in terms of overshadowing, overlooking and loss of privacy. There are no windows or openings intended on the side elevations of the dwelling. It is recommended that a condition be imposed to restrict any window/openings on these elevations.

Parking, Access and Traffic Issues
The site frontage to Windmill Close is narrow and restricted and could not therefore provide a satisfactory vehicular access onto the site. The proposed access arrangement to the site is unsatisfactory and having regard to the observations of the Highway Officer, the inadequate visibility is likely to result in conditions prejudicial to the safety of pedestrians and other road users. It is for this reason alone that the proposal is considered unsatisfactory and recommended for refusal. The applicant was advised to delete this aspect of the proposal from the scheme. This led to the withdrawal of the previous application was withdrawn.

Without the proposed access arrangement, this development would be acceptable. As this is a modest development of 1 dwelling with only 1 bedroom, a refusal of this application on parking provision alone, is likely to be successfully challenged on appeal. In any case, Government guidance in PPG 13 and various policies in the development plans advocate car restraint in order to encourage sustainable travel patterns.

RECOMMENDATION:
Refuse permission for the following reason.

1. The proposed access arrangement is unsatisfactory and is likely to lead to conditions prejudicial to the safety of pedestrians and other road users, contrary to Policy G1 of the Wellingborough Local Plan.

POLICY G1

PROPOSALS FOR DEVELOPMENT WILL NORMALLY BE GRANTED PLANNING PERMISSION WHERE THE DEVELOPMENT:

1. IS OF A HIGH STANDARD OF DESIGN WHICH RESPECTS AND ENHANCES THE CHARACTER OF ITS SURROUNDINGS;

2. WILL NOT AFFECT THE AMENITIES OF ANY NEIGHBOURING PROPERTIES OR RESULT IN WIDESPREAD IMPACT, BY REASON OF NOISE, VIBRATION, SMELL, LIGHT OR OTHER POLLUTION, UNACCEPTABLE LOSS OF LIGHT OR OVERLOOKING;

3. HAS A SATISFACTORY MEANS OF ACCESS, PROVIDES ADEQUATE PARKING, SERVICING AND MANOEUVRING FACILITIES AND CAN BE ADEQUATELY SERVED BY PUBLIC TRANSPORT;
4. WILL NOT HAVE AN ADVERSE IMPACT ON THE ROAD NETWORK AND WILL NOT PREJUDICE HIGHWAY SAFETY;

5. IS OR WILL BE PROVIDED IN TIME TO SERVE THE DEVELOPMENT WITH ADEQUATE FOUL SEWERS, SEWAGE TREATMENT, SURFACE WATER DRAINAGE, WATER RESOURCES AND OTHER NECESSARY INFRASTRUCTURE AND PUBLIC SERVICES;

6. WILL NOT INVOLVE THE IRREVERSIBLE LOSS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND;

7. PROVIDES REASONABLE ACCESS FOR THE DISABLED, WHERE APPROPRIATE;

8. WILL NOT REPRESENT AN UNACCEPTABLE RISK OF WIDESPREAD POLLUTION OR OTHER HAZARD FROM THE PRESENCE OF HAZARDOUS SUBSTANCES;

9. WILL NOT REPRESENT AN UNACCEPTABLE RISK TO THE QUALITY OF GROUNDWATER OR SURFACE WATER;

10. WILL NOT RESULT IN THE UNNECESSARY STERILISATION OF KNOWN MINERAL RESOURCES;

11. REFLECTS THE NEEDS OF SECURITY AND CRIME PREVENTION; AND

12. IS CONSISTENT WITH THE PRINCIPLES OF SUSTAINABILITY.
BOROUGH COUNCIL OF WELLINGBOROUGH

AGENDA ITEM

Planning Committee 21/05/2008

Report of the Deputy Chief Executive

APPLICATION REF: WP/2008/0185/F

PROPOSAL: 6 no. retirement apartments, secure refuse and cycle store together with parking and associated works.

LOCATION: Land rear of 30 High Street, Wellingborough. NN8 4JZ

APPLICANT: Mr Paul King.

PROPOSAL AND DESCRIPTION OF SITE:
It is proposed to build 6 retirement apartments, comprising 2 x 1-bed and 4 x 2-bed units, incorporating access, car parking, and cycle/refuse storage. One car parking space per unit is provided, plus an extra disabled space.

The application site is located in the large rear garden to no. 30 High Street, Wellingborough, which is a Grade II listed building of ironstone and brick construction. A 3 metre-high wall, separately listed at Grade II, defines the southern boundary on Salem Lane, and this incorporates an existing vehicular access at its east end which is proposed to be retained to serve the present development. Significant adjacent buildings include, to the north, the Grade II listed Quaker Meeting House and the new St John’s House flats, Salem Hall to the east and the Grade II* listed Congregational Church to the south. There are several trees on the site, the principal specimens of which are proposed for retention.

The application site has an area of 0.21 ha./0.3 acres, and the proposed scheme therefore represents a density of 50 dwellings per hectare (20 to the acre).

RELEVANT PLANNING HISTORY:
WP/2006/0385/F - Dwelling and double garage. Detailed planning permission granted.

NOTE: The present application includes a Unilateral Legal Undertaking to rescind planning permission WP/2006/0385/F as the schemes could not satisfactorily be built together.

Members will perhaps recall the consideration of this application in the autumn of 2006 when although recommended by officers for refusal in view of the Highway Authority’s stipulation that the listed wall should be partially demolished to achieve an acceptable access, Members decided to grant permission for the scheme with the wall remaining
untouched, taking the view that as Salem Lane was relatively lightly-trafficked, the existing access was acceptable to serve the proposed development.

NATIONAL AND LOCAL PLANNING POLICY:
NCC: GS5, T9 and T10.
BCW: G1, G22, UH5 and T6.
North Northants Core Spatial Strategy, Policies 1, 10, 14 and 15.
PPS1, PPS3 and PPG15.

SUMMARY OF REPLIES TO CONSULTATIONS/REPRESENTATIONS RECEIVED:
1. County Highways - concerned that the existing gateway is not wide enough to permit fully effective and safe access to the development. It is requested that the access should be laid out as a shared private drive with a width of at least 4.5m for a distance of 10m from the highway boundary and the gateway set back and pedestrian-to-vehicle visibility splays of 2m x 2m provided on either side. The problems of emergency service and general service vehicle deliveries are also cited and it is suggested that the applicant should undertake discussions with the service providers, including refuse collection, to avoid periodic blockages on the highway. This would also go for routine construction traffic during the build. Finally, to prevent loose material being carried onto the highway, at least the first 5m of the driveway should be hard-paved.

2. Third Party - a resident in the adjacent St John’s House flats is concerned about the proximity of the present development, loss of light and the loss of privacy through inter-vision between habitable rooms.

ASSESSMENT:
The primary material planning consideration relating to this proposal are access design/safety, neighbour’s amenity and the architectural design aesthetics related to the listed setting. These are taken in turn below.

Access design/safety
A strong case was made in the report of 2006 (application WP/2006/0385/F refers) that the listed wall on Salem Lane should not be altered in any way. Members took this on board in their decision to over-rule the highway authority on the perceived safety issue. Officers fully concur with this approach, as there will be numerous examples of low-trafficked historic urban environments throughout the country (e.g. medieval back streets in Cambridge, York, Warwick, etc.) where technically substandard vehicular accesses operate entirely safely from day to day. It is accepted that the present scheme for 6 flats will have a higher traffic-generation than a single dwelling. However the retirement apartments are likely to create lower levels of car trips, and even lower levels of car-ownership itself in this central urban location, and there is, therefore, no material objection to this marginal intensification, given that the principle of extra usage of the existing access has already been established.

Issues of service vehicles, hard-surfacing and organisation of construction traffic, which the County Council also draws attention to, are covered by special Conditions or Informatives attached to the draft consent below.
**Neighbour’s amenity**
The concerns expressed by the neighbouring flat resident appear to be justified and it is suggested that provision is made in extra Conditions on the planning permission, drafted below, to cover obscure glazing in the rear right-hand-side first floor flat’s kitchen and boundary tree planting to help with screening. In view of the low slab-level and low-lying design of the present development, and the separation distance between the buildings of almost 11 metres, it is not considered that the neighbour will be materially detrimentally affected by loss of light.

**Listed buildings’ setting/aesthetics**
The proposed development has been well-designed to respect the sensitive location close to three important listed buildings including no. 30 High Street itself. Stylistically it is reminiscent of a Georgian mews or dower house in a country house garden, thereby succeeding in avoiding over-domination of the parent building. In setting the apartments back towards the northern boundary, again, principal views down the garden have been maintained. Because of the limited ridge height, the building will not be readily visible from the Congregational Church, High Street or Salem Lane. It has also been carefully positioned so that the existing view through to the back elevation of the Quaker Meeting House from the High Street is respected.

**NOTE:**
As indicated above, it is the applicant’s intention to forego the existing consent (planning permission WP/2006/0385/F refers) should permission be forthcoming for the present proposal. Officers will be in receipt of the requisite Section 106 Unilateral Agreement by the day of the meeting, and so if Members are disposed to accept the recommendation below the decision will also have the effect of rescinding the existing consent on the site if and when the present proposal is implemented.

**RECOMMENDATION:**
Grant full planning permission.

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<tr>
<td>1.</td>
<td>The development shall be begun not later than the expiration of three years beginning with the date of this permission.</td>
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<td>2.</td>
<td>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as amended) no garages, sheds or other buildings shall be erected without express planning permission from the local planning authority, other than those expressly authorised by this permission.</td>
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<tr>
<td>3.</td>
<td>Representative samples 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.</td>
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<tr>
<td>4.</td>
<td>The site shall be landscaped and planted with trees and shrubs in accordance with a comprehensive scheme which shall be submitted to and approved by the local planning authority before the development is commenced. The scheme shall be implemented concurrently with the development and shall be completed not later than the first planting season following the substantial completion of the development. Any trees and shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be</td>
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</table>
planted or other species as may be agreed. Additional tree-planting is particularly required between the east end of the new apartments and the adjacent St John's House flats to the north.

5. In accordance with the submission of the detailed proposals for the development of the site, the applicant shall submit a plan showing the exact location, species and spread of all trees on the site and those proposed to be felled during building operations which shall be approved by the local planning authority before any felling takes place.

6. The rainwater goods shall be cast iron painted black with the guttering hung on rise and fall brackets.

7. A sample panel of the brickwork shall be erected on site for the perusal and subsequent written agreement of the local planning authority before any work is commenced.

8. Full details of all new windows and doors together with details of their surrounds shall be submitted to and approved in writing by the local planning authority before any work is commenced.

9. Full details of the following items shall be submitted for the written agreement of the local planning authority prior to commencement of work:
   i) cycle/refuse store;
   ii) hard landscaping (including driveway surfacing);
   iii) mortar mix for brickwork;
   iv) eaves/verges/copings.

10. At least the first 5m of the driveway shall be hard-paved.

Reasons:
1. Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of amenity.
3. In the interests of amenity.
4. In the interests of visual amenity.
5. In the interests of visual amenity.
6. To protect the character of the listed building.
7. To protect the character of the listed building.
8. To protect the character of the listed building.
9. To protect the character of the listed building.
10. To prevent loose material being carried onto the highway.

INFORMATIVE/S
1. Pursuant to Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the proposed development complies with the applicable development plan policies and there are no other material considerations that would constitute sustainable grounds for refusal. These include specifically the following policies: GS5, T9 and T10 of the Northamptonshire County Structure Plan and G1, G22, UH5 and T6 of the Borough of Wellingborough Local Plan. North Northants Core Spatial Strategy Policies 1, 10, 14 and 15. PPS1, PPS3 and PPG15.

2. The applicant is advised that this decision relates to the following drawing numbers received on the date shown:
   Drawing Number: Date Received:
   0722/004A and 006A 02.04.2008
3. In the interests of avoiding undue periodic blockages of adjoining highways, discussions are strongly advised with building contractors (re. construction traffic), refuse collection services, emergency services and general services providers.
The following applications dealt with under the terms of the Deputy Chief Executive’s delegated powers.

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<th>Application No. Decision</th>
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<th>Location of Proposal Description of Proposal</th>
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<td>WP/2007/0762/F AC</td>
<td>Mr S Groome Longmarsh Limited</td>
<td>Heron House, 33 - 37 The Embankment, Wellingborough. Extension to existing offices and workshop and external alterations.</td>
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<tr>
<td>WP/2008/0031/F AC</td>
<td>Mr Mathew Sugars Blenheim Realty</td>
<td>Land to side of 114 Westfield Road, Wellingborough. Demolition of existing garage adjacent 114 Westfield Road and the erection of new 4 bed dwelling house.</td>
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<tr>
<td>WP/2008/0043/F AC</td>
<td>Mr David Hillman</td>
<td>132 Northampton Road, Earls Barton. Addition of 1st floor to bungalow with extension to front and rear and detached triple garage.</td>
</tr>
<tr>
<td>WP/2008/0065/F AC</td>
<td>Mr Dennis Burnett</td>
<td>The Old Manor House, 7 Regent Street, Finedon. Erection of a new detached tandem garage on existing gravel driveway/parking area.</td>
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<tr>
<td>WP/2008/0066/LB AC</td>
<td>Mr Dennis Burnett</td>
<td>The Old Manor House, 7 Regent Street, Finedon. Alteration to existing wall and new gate (Listed Building Consent Application).</td>
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<tr>
<td>WP/2008/0078/F AC</td>
<td>Ms Tina Hart</td>
<td>17 Berrymoor Road, Wellingborough. Proposed two storey side extension.</td>
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<td>WP/2008/0081/F AC</td>
<td>Mr Ian Gallacher Estate Bursars Office</td>
<td>Wellingborough School, Irthlingborough Road, Wellingborough. Erection of new art rooms.</td>
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<tr>
<td>Application No. Decision</td>
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<td>Mr Mayur Rajani</td>
<td>92 Elsden Road, Wellingborough.</td>
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<td>Mr K Swinden</td>
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<td>WP/2008/0107/F AC</td>
<td>Mr Oliver Henry</td>
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<td>Mr C Harris</td>
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<td>Mr Said Shah</td>
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<td>WP/2008/0116/F</td>
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<td>WP/2008/0131/F</td>
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<td>WP/2008/0135/F</td>
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<td>Miss Sonia Hickman</td>
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<td>WP/2008/0139/F</td>
<td>AC</td>
<td>Mr and Mrs John Hughes</td>
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**BACKGROUND PAPERS**

The background papers for the planning and building applications contained in this report form part of the relevant files appertaining to individual applications as referenced.

Borough Council of Wellingborough, Sustainable Communities, Croyland Abbey, Tithe Barn Road, Wellingborough.
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<tr>
<td>FP/2007/2749/</td>
<td>Mr A Godfrey</td>
<td>Single storey ground floor extension.</td>
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<td>65 Bedale Road</td>
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<td>FP/2008/0247/</td>
<td>Mr A Rice</td>
<td>2 dormer bungalows.</td>
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<td>55 Park Street</td>
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<td>FP/2008/0279/</td>
<td>Northampton RC Diocese Trustee</td>
<td>Extension and alterations to provide pre-school unit (and other</td>
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<td>Bishop's House</td>
<td>associated works).</td>
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<td>Marriot Street</td>
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<td>FP/2008/0285/</td>
<td>Mr T Tippet</td>
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<tr>
<td>PS/2008/0342/</td>
<td>Cherwell District Council</td>
<td>Internal separating wall to split unit into two.</td>
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## PLANNING COMMITTEE - BUILDING REGULATION DECISIONS ISSUED

### APPLICATIONS DEALT WITH

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<td>PS/2008/0355/</td>
<td>Daventry District Council Lodge Road</td>
<td>Two storey extension.</td>
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<td>Kettering Borough Council Bowling Green Road</td>
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<td>PS/2008/0413/</td>
<td>London Borough of Hackney Neighbourhoods and Regeneration Directorate 263 Mare Street London</td>
<td>Erection of pair semi-detached town houses and two garages.</td>
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<td>FP/2008/0426/</td>
<td>Mr David Turner 105 Queensway Wellingborough Northants</td>
<td>Two storey side extension.</td>
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<td>PS/2008/0448/</td>
<td>East Northants Council Cedar Drive Thrapston Northants</td>
<td>Re-modelling and refurbishment of staff toilets.</td>
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<td>FP/2008/0451/</td>
<td>Mr K Ward 47 Muirfield Road Wellingborough Northants</td>
<td>Single storey rear extension and conversion of garage to habitation.</td>
</tr>
<tr>
<td>APPROVED</td>
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<tr>
<td>Application No.</td>
<td>Name &amp; Address</td>
<td>Description</td>
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<tr>
<td>FP/2008/0453/</td>
<td>British Heart Foundation</td>
<td>Internal alterations to shop unit.</td>
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<tr>
<td>APPROVED C</td>
<td>Crown House</td>
<td></td>
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<td></td>
<td>Church Road</td>
<td></td>
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<td></td>
<td>Claygate</td>
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<tr>
<td>BN/2008/0468/</td>
<td>Earls Barton Junior School</td>
<td>Erection of on open sided timber</td>
</tr>
<tr>
<td>ACCEPTED</td>
<td>Broad Street</td>
<td>shaded area, with felt roof</td>
</tr>
<tr>
<td></td>
<td>Earls Barton</td>
<td>(dimension 8.5m x 6m x 2.4m).</td>
</tr>
<tr>
<td></td>
<td>Northants</td>
<td></td>
</tr>
<tr>
<td>DI/2008/0472/</td>
<td>Mr Patis</td>
<td>Low level access shower 1st floor bathroom disabled facility grant</td>
</tr>
<tr>
<td>ACCEPTED</td>
<td>51 Mannock Road</td>
<td>Wellingborough Homes.</td>
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<tr>
<td></td>
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<tr>
<td>DI/2008/0473/</td>
<td>Mrs Butlin</td>
<td>Disabled adaptations.</td>
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<tr>
<td>ACCEPTED</td>
<td>23 Hardwick Road</td>
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</tr>
<tr>
<td></td>
<td>Little Harrowden</td>
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<tr>
<td>DI/2008/0474/</td>
<td>Mr Roberts</td>
<td>Disabled adaptations.</td>
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<td>106 Winstanley Road</td>
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<td>DI/2008/0475/</td>
<td>Mrs Irwin</td>
<td>Disabled adaptations.</td>
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<tr>
<td>ACCEPTED</td>
<td>54 Wellingborough Road</td>
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<td></td>
<td>Finedon</td>
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<tr>
<td>Application No.</td>
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<tr>
<td>BN/2008/0485/</td>
<td>Suzanne and Ian Atherton</td>
<td>To convert existing garage into bedroom including rear utility/storage room.</td>
</tr>
<tr>
<td></td>
<td>3 Wharton Close</td>
<td></td>
</tr>
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<td></td>
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<tr>
<td>ACCEPTED</td>
<td></td>
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</tr>
<tr>
<td>BN/2008/0486/</td>
<td>Mr Andrew James Jeffery</td>
<td>Attached domestic garage conversion to habitable purpose.</td>
</tr>
<tr>
<td></td>
<td>14 Medway Drive</td>
<td></td>
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<tr>
<td>ACCEPTED</td>
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<tr>
<td>WI/2008/0491/</td>
<td>Mr M Green</td>
<td>Replacement windows.</td>
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<tr>
<td></td>
<td>30 Roberts Street</td>
<td></td>
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<tr>
<td>BN/2008/0492/</td>
<td>Mr Carl Magson</td>
<td>Replace existing flat roof with pitched roof. Install French doors,</td>
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<tr>
<td></td>
<td>11 St Nicholas Road</td>
<td>install downstairs toilet and sink.</td>
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<tr>
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<td>Great Doddington</td>
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<td>Northants</td>
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<tr>
<td>BN/2008/0504/</td>
<td>Mr Dean Gooderitary and Miss Vicky Doherty</td>
<td>Divert of existing drain.</td>
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<tr>
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<td>45 Third Avenue</td>
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<tr>
<td>BN/2008/0505/</td>
<td>Mr Kantibhai G Mistry</td>
<td>To remove downstairs living room and upstairs chimney breast.</td>
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<tr>
<td></td>
<td>32 Scott Road</td>
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<td></td>
<td>Northants</td>
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<tr>
<td>ACCEPTED</td>
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</table>
**PLANNING COMMITTEE - BUILDING REGULATION DECISIONS ISSUED**

**APPLICATIONS DEALT WITH**

**APPLICATION DECISIONS**

BOROUGH OF WELLINGBOROUGH  
Date: 01/05/2008

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Name &amp; Address</th>
<th>Description</th>
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<tbody>
<tr>
<td>BN/2008/0506/</td>
<td>Mark Bell 25 Church Street Isham</td>
<td>Single storey rear addition.</td>
</tr>
<tr>
<td>ACCEPTED</td>
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<tr>
<td>BN/2008/0507/</td>
<td>Mr David Embling 10 Glenfield Close Rushden Northants</td>
<td>Convert house to two 1 bedroom flats.</td>
</tr>
<tr>
<td>ACCEPTED</td>
<td></td>
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</tr>
<tr>
<td>DI/2008/0508/</td>
<td>Mrs Bailey 43 Cromer Road Finedon Northants</td>
<td>Low level access shower disabled facility grant.</td>
</tr>
<tr>
<td>ACCEPTED</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DI/2008/0509/</td>
<td>Barnett 171 Minerva Way Wellingborough Northants</td>
<td>Low level access shower disabled facility grant.</td>
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<td>ACCEPTED</td>
<td></td>
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</tr>
<tr>
<td>BN/2008/0510/</td>
<td>Mrs Lewry 23 Duck End Wollaston Northants</td>
<td>Replacement front door to a listed building.</td>
</tr>
<tr>
<td>ACCEPTED</td>
<td></td>
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<tr>
<td>BN/2008/0525/</td>
<td>Mr D Wigley 34 White Way Earls Barton Northants</td>
<td>Garage conversion into living space.</td>
</tr>
<tr>
<td>ACCEPTED</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Application No.</td>
<td>Name &amp; Address</td>
<td>Description</td>
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<tr>
<td>BN/2008/0526/</td>
<td>Mr Anthony Froggatt 2 Lowick Close</td>
<td>Enlarge opening to kitchen wall.</td>
</tr>
<tr>
<td>ACCEPTED</td>
<td>Wellingborough Northants</td>
<td></td>
</tr>
<tr>
<td>BN/2008/0527/</td>
<td>Mr Haining 2 Woodlands Grange</td>
<td>Create opening and install lintel for insertion</td>
</tr>
<tr>
<td>ACCEPTED</td>
<td>Earls Barton Northants</td>
<td>of door to rear of property.</td>
</tr>
<tr>
<td>FP/2008/0530/</td>
<td>Mr James Jacobs 11 Gipsy Lane</td>
<td>Re-roofing of existing house.</td>
</tr>
<tr>
<td>APPROVED C</td>
<td>Irchester Northants</td>
<td></td>
</tr>
<tr>
<td>BN/2008/0538/</td>
<td>Mr and Mrs R Fountain 8 Osborn Close</td>
<td>Porch extension.</td>
</tr>
<tr>
<td>APPROVED</td>
<td>Wellingborough Northants</td>
<td></td>
</tr>
<tr>
<td>BN/2008/0539/</td>
<td>Mr and Mrs J Paynter 50 Irchester Road</td>
<td>New single storey rear extension.</td>
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<tr>
<td>APPROVED C</td>
<td>Wollaston Northants</td>
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<tr>
<td>BN/2008/0561/</td>
<td>Graham Edwards 130c High Street</td>
<td>Internal alterations creation of new bathroom,</td>
</tr>
<tr>
<td>ACCEPTED</td>
<td>Irchester Northants</td>
<td>rewiring, replacement windows.</td>
</tr>
</tbody>
</table>