<table>
<thead>
<tr>
<th>INDEX</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SITE VIEWING GROUP</strong></td>
</tr>
<tr>
<td>WP/2010/0372/FM</td>
</tr>
<tr>
<td>WP/2010/0378/F</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>DISTRICT</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>WP/2009/0431/FM</td>
</tr>
<tr>
<td>WP/2010/0304/F</td>
</tr>
<tr>
<td>WP/2010/0376/LB</td>
</tr>
<tr>
<td>WP/2010/0314/F</td>
</tr>
<tr>
<td>WP/2010/0375/FM</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>FOR INFORMATION</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>WP/2010/0252/C</td>
</tr>
</tbody>
</table>
APPLICATION REF: WP/2010/0372/FM

PROPOSAL: Residential development comprising 27 dwellings with associated access provision off Nest Lane, parking provision and landscaping.

LOCATION: Land rear of 74-96 Nest Lane, Wellingborough.

APPLICANT: East Midlands Housing EIP.

Major development requiring Committee consideration

PROPOSAL AND DESCRIPTION OF SITE:
The application site measures about 0.7 hectare and the proposal involves the creation of a new residential development to the rear of gardens at 74 – 96 Nest Lane. Access to the site is to be obtained through the space created by the demolition of no. 74 Nest Lane. The space is now a rough track between the boundaries of 72 and 76 Nest Lane. Development proposals comprise the construction of 27 two-storey detached, semi-detached and terrace dwellings with parking associated parking provision and landscaping. A significant proportion of the existing trees on the site would be retained and new ones planted in addition.

It is understood that the land use was formally that of an orchard but at present comprises scruffy vegetation, two small abandoned sheds and a pond. To the immediate north is an area of woodland and shrubs, beyond which is the Finedon Road Industrial Estate. To the east is an area of allotments and to the south is new residential development (WP/2005/0755/F).

RELEVANT PLANNING HISTORY:
Planning permission was granted in December 2005 for a proposal comprising the demolition of no. 72 Nest Lane and the redevelopment of the site for housing (WP/2004/0611). A planning application for 20 dwellings was submitted to the Council in 2007, but was later withdrawn (WP/2007/0747). A subsequent application was made in November 2008 for a similar proposal and this is still under consideration by the Council (WP/2008/0565).

NATIONAL AND LOCAL PLANNING POLICY:
Planning Policy Statement 1 – Delivering Sustainable Development
Planning Policy Statement 3 – Housing
Planning Policy Guidance Note 13 – Transport
North Northamptonshire Core Spatial Strategy
   Policy 6 – Infrastructure Delivery and Developer Contributions
   Policy 9 – Distribution and Location of Development
   Policy 13 – General Sustainable Development Principles
   Policy 14 – Energy Efficiency and Sustainable Construction

Wellingborough Local Plan Policy H8 – Affordable Housing
Supplementary Planning Guidance Notes 1 – Trees on Development Sites; 4 – Planning Out Crime in Northamptonshire; 5 – Parking; 11 – Affordable Housing; and Wellingborough Planning Contributions Guide.

NNJPU Sustainable Design Supplementary Planning Document

SUMMARY OF REPLIES TO CONSULTATIONS/REPRESENTATIONS RECEIVED:
1. NCC Highways – conditions and informatives and a requirement for financial contributions to mitigate the effect of the development on the highway network and improvements to control speed and type of traffic using Nest Lane.

2. NCC Planning Project Officer – financial contribution towards library, fire and rescue provisions.

3. NCC Planning Policy – applicant should demonstrate how it meets policies in respect of integration of waste management facilities within the development and waste minimisation.

4. NCC Archaeology – condition as per para. HE12.3 of PPS 5 to be imposed.

5. Environment Agency – no objection subject to the imposition of condition.

6. Anglia Water – condition to control surface water disposal recommended.

7. Health and Safety Executive – does not advise, on safety grounds, against the grant of consent.

8. Northamptonshire Police - Northamptonshire Police has no formal objection to the planning application in its present form other than to suggest that the following informatives/conditions are included, which if implemented will reduce the likelihood of crime, disorder and anti-social behaviour occurring. This is in the interest of the security and quality life of future occupants of the development in accordance with Policy 13 of the North Northamptonshire core spatial strategy.

9. Borough Housing Strategy Manager - the Housing Strategy Team has been working closely with East Midlands Housing Association in preparation for this planning application. We can advise that in August 2010 there were 1,863 applicants on the housing needs register, which shows a growing need for affordable housing in the borough, therefore we support the application that will help in addressing the needs of those on the housing register.

10. Borough Cultural Development Manager – requirement for financial contribution towards open space provision and maintenance.
11. The Wildlife Trust - having now had the opportunity to review all of the relevant information, for us, as contained within this suite of paperwork, that has been submitted in support of this particular Planning Application, The Wildlife Trust is of the view that the ecological information that has been submitted by the Applicant in this instance is unacceptably out-of-date in the circumstances.

The Wildlife Trust would wish to make the following observations.

**Ecological Survey Information:** With reference to the documents entitled “Extended Phase 1 Habitat Survey”, “Reptile Survey Report”, “Great Crested Newt Survey Report”, and “Bat Survey Report”, all as prepared by the consultancy Landscape Planning Limited, these reports are all based on episodes of survey fieldwork that took place in the early part of 2008; in February, April and May. Therefore, the data upon which the ecological work about this site is based is, variously, around two-and-a-half years old now.

**Summary:** In light of these preceding comments, therefore, our best ecological advice to you is that we recommend that you cannot consider determining this Application until such time as a revised/updated ecological investigation and assessment of all of the relevant aspects of this site and its environs has been undertaken and made available to you.

The Wildlife Trust is of the opinion that the ecological information provided so far about this site – including the appraisal and evaluation of certain matters – is insufficient and incomplete and that therefore your Authority has not yet received all of the relevant biodiversity information necessary for it to be able to make a fully-informed decision about the determination of this Application.

Given the range of important and high-profile biodiversity issues that are associated with this Application, we therefore strongly recommend that you seek the advice and opinions of all of the relevant statutory and non-statutory consultee bodies available to you in this case in order to provide a well-informed and comprehensive analysis of these specific ecological matters in conjunction with the eventual determination of this Application at hand. Given the focus on protected species matters, this would include, of course, if you have not already done so, consulting closely with Natural England over these proposals. We do hope that you find the above feedback to be of interest and use to you in this matter. Please do not hesitate to contact The Wildlife Trust again if you should wish to discuss any of the above points in greater detail.

12. Brook Farm Allotment Society – no objection, but sought assurance that the development would be securely fenced at all points where it adjoins allotment land.

13. The occupier of no. 72 Nest Lane - I wish to object to the planning application. Although the highways do not object I believe that the fact that only one footpath and a service strip is provided, I believe this does not satisfy the NCCs Design Guide for roads in which it indicates a footpath either side of the road for access to any development of this size i.e. 27 dwellings.
Also the road will become a "car park" residents of the Hemmingwell and the extra vehicles the development will encourage and which I believe are not catered for. It is only necessary to visit Swallow Close to highlight how this road is often used as an overflow car park for residents of the Hemmingwell estate who then walk through the access footpaths.

There is no clear indication on the online plans showing boundary security and I believe (contrary to the applicants statement) the adjoining properties will be subject to further harassment, and nuisance from the development, as has been the case with the Swallow Close development, garden materials, plants and vegetables have been removed.

Also I don't believe the proposals have addressed the issue of access road slope that was previously objected to by Highways despite increasing the number of dwellings from the previous applications.

Although the development falls within the area designated for housing development in the town plan, the detrimental impact of the development on the surrounding area and properties, and the fact that there are substantial other areas that will fulfil Wellingborough’s housing growth plans which will not have such a dangerous and negative impact on the surrounding location this application should be refused as being unnecessary in this location.

**ASSESSMENT:**

**Principle**
The surrounding area is predominantly residential in character and comprises mainly 2-storey detached and semi-detached dwellings. The principle of backland development in the area is also well established and comprises 20 dwellings at the nearby Swallow Close and an approved development for 16 dwellings at the rear of 56 Nest Lane. Besides, the site already has an outline consent for a residential development, granted in December 2005. The development site lies within the boundaries of Wellingborough Town, no part of it lies in the open countryside and it has no specific designation as part of an environmentally sensitive area. In principle therefore, the proposed development is acceptable, subject to satisfactory design and layout, compatibility with neighbouring uses and there being no adverse impact on neighbouring amenities.

**Design, Layout, Character and Appearance**
The proposed layout is in keeping with the general pattern of development in the area. There are similar backland developments nearby at Swallow Close and at the rear of no. 56 Nest Lane. The scale of the proposed dwellings relates to the existing street scene in terms of proportion, massing and design. The proposed dwellings would be 2-storeys in height. The height and pitch of the duo-pitched gabled ended roof structures will be compatible with that of the surrounding properties. Majority of the mature trees on the site, particularly those at the boundaries of the site would be retained. Additional tree planting is also proposed on the site.

The design and appearance of the proposed dwellings would be in keeping with the style and character of dwellings in the immediate area. The dwellings would be constructed in materials to be agreed with the local planning authority through the imposition of conditions. The proposed layout follows the advice in Secure by Design.
The orientation of the buildings and the layout of the development, both lend themselves to opportunity for natural surveillance of the common areas of the site and the surroundings. There are also benefits in that the utilisation of this site for residential purpose because this offers additional and enhanced safety for the existing surrounding properties. In the circumstances, the proposed layout is consistent with the principles set out in CABE advice.

Amenity Impact
The proposed development by reason of its layout and design, would not result in a detrimental impact on the living conditions of the neighbouring occupiers.

Access and Parking Provision
The vehicular access to the development would be from Nest Lane. A total 56 off-street car parking spaces would be provided within the development, which represents over 200% provision and in compliance with the standards in the Parking Guidance.

Developer Contributions
The developer has agreed to provide financial contributions in relation to highway improvements (strategic and local); open space provision/enhancement and long term maintenance; library, fire and rescue provisions. These provisions are ensured through the imposition of a condition and it is expected that a Unilateral Undertaking covering these heads of terms would be submitted in due course in order to discharge the condition.

RECOMMENDATION:
Grant permission subject to the following conditions:

1. This permission is personal to East Midlands Housing for the development of the site for residential purposes comprising 27 units. In the event of the site being transferred to another developer other than a Registered Social Landlord, the successors in title shall be obliged and required to dedicate a proportion of the total number of units to social housing in perpetuity, in accordance with Policy H8 of the Wellingborough Local Plan (or any other relevant policy at the time of transfer). In the event of transfer to private ownership, details of the number of affordable/social units and dwelling mix shall be submitted to and agreed in writing by the local planning authority prior to the commencement of the development and the requisite units shall be managed by a Registered Social Landlord to be approved by the local planning authority. Following this, the development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

2. The development shall be begun no later than 3 years beginning with the date of this permission.

3. Notwithstanding any materials specified in the application form and/or the drawings, particulars and samples of the materials to be used on all external surfaces of the buildings, including fenestration, windows, doors, eaves and verges shall be submitted to and approved in writing by the local planning authority before the commencement of the development. The development shall be carried out in accordance with the approved details.

4. Details of those parts of the site not covered by buildings including any parking,
roads, footpath, hard and soft landscaping, surface and boundary treatments shall be submitted to and approved in writing by the local planning authority before the commencement of the development. The development shall be carried out in accordance with the approved details.

5. The proposed tree planting/landscape scheme shall be implemented during the next planting season after the completion of the building operations on site or within any such longer period as may be agreed in writing with the local planning authority. Such planting shall be maintained, including the replacement of dead, dying or defective trees, shrubs or ground cover plants for a period of 5 years.

6. A Landscape Management Plan including long term design objectives, management responsibilities and maintenance schedules of all landscaped areas, other than small, privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development. The Management Plan shall be carried out in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other Order revoking or re-enacting the Order), no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of Schedule 2 of the Order shall be carried out to the 27 dwellinghouses hereby approved without the prior written consent of the local planning authority.

8. Before development is commenced the finished floor levels of the approved dwellings in relation to the adjacent properties (by way of cross-sectional drawings) shall be submitted to the local planning authority and approved in writing. The development shall be built in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

9. The car parking spaces shown on the approved drawings shall be laid out and provided before the occupation of the dwellings and shall thereafter be kept free from obstruction and shall be retained for parking purposes for the occupiers of the development and their visitors.

10. Vehicle to vehicle visibility of 2m x 43m shall be provided and maintained on both sides of the junction with Nest Lane and also in both directions at the change of direction at plot 4, and pedestrian to vehicle visibility of 2.4m x 2.4m (2m x 2m where turning facilities are available within the site) shall be provided on each side of the vehicular access. These standards shall be maintained in perpetuity unless otherwise agreed in writing by the local planning authority.

11. To facilitate pedestrian movements at junctions, crossing points with tactile paving shall be provided and maintained in perpetuity unless otherwise agreed in writing by the local planning authority.

12. Shared private drives shall be 4.5m wide for a distance of 10m from the prospectively adoptable highway. These standards shall be maintained in perpetuity unless otherwise agreed in writing by the local planning authority.

13. To prevent loose materials being carried onto the highway, at least the first 5m of the driveways shall be hard paved in perpetuity unless otherwise agreed in writing by the local planning authority.

14. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority.
for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

15. A detailed updated survey of all the site and the existing vegetation to identify the existence of nesting or roosting of bats, birds and other protected species shall be submitted to and approved in writing by the local planning authority prior to the commencement of any works necessary to implement this permission. If as a result of the survey, there is any evidence of bats, birds and other protected species, a further report shall be prepared, submitted to and approved in writing by the local planning authority. The report shall identify and set out any mitigation measures to be taken to protect the species and the habitats. The development shall be carried out in accordance with the measures approved unless otherwise agreed in writing by the local planning authority.

16. Prior to the commencement of development, a scheme detailing the security standards to be incorporated within all openings associated with the development shall have been submitted to and approved in writing by the local planning authority in consultation with the Police CPDA and in line with the recommendations of Secured By Design. The developers will need to provide proof prior to occupation of the development that these measures have been implemented.

17. Prior to the commencement of the development full details of the lux plan and lighting strategy shall be submitted to and approved in writing by the local planning authority and the development shall be carried out in accordance with the approved details.

18. Prior to the commencement of the development, a scheme shall be submitted to and approved in writing by the local planning authority identifying the means by which the cumulative effect of the development on the strategic and local highway network; on fire and rescue service; library service; and open space provision will be mitigated. The development shall not be implemented other than in accordance with the approved scheme.

Reasons:
1. To ensure that affordable housing is provided in perpetuity in accordance with the development plan objectives and government guidance.
2. Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.
3. To ensure a satisfactory appearance for the development in the interest of visual amenity.
4. To ensure that the site is satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area.
5. To ensure that the site is satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area.
6. In order to maintain and enhance the landscape quality and visual amenity of the area.
7. To afford the local planning authority the opportunity to control future developments on the site, having regard to the nature of the site and in the interests of safeguarding the amenities of neighbouring occupiers.
8. In the interests of the amenities of existing and future occupiers.
9. To ensure adequate off-street parking provision and in order to prevent additional parking in surrounding streets which, could be detrimental to amenity and prejudicial to safety.

10. In the interest of highway and pedestrian safety.

11. In the interest of highway and pedestrian safety.

12. In the interest of highway and pedestrian safety.

13. In the interest of highway and pedestrian safety.

14. To protect controlled waters.

15. In the interest of safeguarding protected species.

16. In the interest of the security and quality life of future occupants of the Development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

17. In the interest of the security and quality life of future occupants of the Development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

18. In order to mitigate the effect of the development on infrastructure provision and in accordance with Policy 6 of the North Northamptonshire Core Spatial Strategy.

INFORMATIVE/S

1. It is appropriate for the development to be served by an access way having a carriageway width of 4.8m and at least one footway 1.8m wide accompanied by service strips of adequate width to accommodate the apparatus of service providers with a minimum width of 1m.

2. Subject to its construction in accordance with the specification of Northamptonshire County Council and to a suitable agreement being entered into, consideration will be given to the adoption of the access way to the development as highway maintainable at public expense. It has been previously recognised that due to the steep falls across the site, an acceptable carriageway gradient of 1 in 15 may not be achieved on the access road. This may have implications for the adoption of the access roads as highway maintainable at public expense and the applicant is advised to give this matter close attentions before proceeding with the development.

3. The applicant is advised to discuss the merits of the proposed refuse storage accommodation and the consequences for refuse collection with the appropriate officer of the Borough Council.

4. Pursuant to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development complies with the Regional Spatial Strategy and the applicable development plan policies and there are no other material planning considerations that would constitute sustainable grounds for refusal. These include specifically the following policies:

   North Northamptonshire Core Spatial Strategy
   - Policy 6 - Infrastructure Delivery and Developer Contributions
   - Policy 9 - Distribution and Location of Development
   - Policy 13 - General Sustainable Development Principles
   - Policy 14 - Energy Efficiency and Sustainable Construction

   Wellingborough Local Plan Policy H8 - Affordable Housing

5. The applicant is advised that this decision relates to the following drawing received on the date shown:

   Drawing Number: 001P1
   Date Received: 17 August 2010
BOROUGH COUNCIL OF WELLINGBOROUGH

AGENDA ITEM

SITE VIEWING (Date of visit 19th October 2010 at 10.50 a.m.)

Planning Committee 20/10/2010

Report of the Head of Built Environment

APPLICATION REF: WP/2010/0378/F

PROPOSAL: Rear and side extension to semi-detached house - re-submission following refusal of WP/2010/0216/F.

LOCATION: 135 The Ridge, Great Doddington, Wellingborough. NN29 7TU

APPLICANT: Mrs Nicola Hancock.

The application comes before the Planning Committee for determination due to an objection by the Parish Council citing concerns over the character and appearance of the area and an overbearing impact to a neighbour.

PROPOSAL AND DESCRIPTION OF SITE:
The proposal site forms a ribbon development of dwellings lining one side of the road; The Ridge which forms the western access to the Village of Great Doddington from the A45 and Wellingborough Town. The property was constructed in the 1930’s as a small development of 5 other similar properties. The proposal is as described above.

RELEVANT PLANNING HISTORY:
WP/2010/0216/F Erection of rear and side extensions – refused under delegated powers.

NATIONAL AND LOCAL PLANNING POLICY:
North Northants CSS: 13
SPG: II, IV & V
Design SPD
National: PPS 1, 3.

SUMMARY OF REPLIES TO CONSULTATIONS/REPRESENTATIONS RECEIVED:
1. Northants County Council –

“To ensure that highway safety is maintained, this authority recommends to the planning authority that the highway standards and planning conditions set out in the NCC document ‘Highway Authority Standing Advice’ be applied to this planning application.”
2. Great Doddington Parish Council -

“The Parish Council has considered this revised application and appreciates that every effort has been made to provide acceptable proposals, still maintains the proposed alterations would continue to be harmful to the existing character and appearance of this distinctive group of semi-detached properties and furthermore the mass of the extensions would continue to have an over bearing effect upon adjacent properties.”

ASSESSMENT:
Note: The principal alteration from the previously refused scheme (as shown above) was to reduce the side first floor element with the removal of a first floor bedroom; the first floor element is now 4.2m from the front wall whereas previously it was only 0.8m and the height of the roof has been reduced so it is 1.5m lower than the existing roof ridge.

Loss of neighbour’s amenities
Open land to the front and rear of the property. It is considered that due to the orientation and proximity of the extensions in respect to the neighbour’s habitable room windows to the rear that there will be no loss of light (having applied the angle test as laid out in SPG II) or privacy issues to neighbouring dwellings. In particular the detached neighbouring property to the north-east (no. 137 The Ridge); which will face the proposed side extension has only a non-habitable obscurely glazed side window to the first floor. Although the side first floor extension is to go closer to this window than the existing it is lower than the height of the existing roof and therefore would not create additional overshadowing or overbearing impact to what in any event is a non-habitable room.

Impact upon the character and appearance of the property and its setting
The previous application was refused due to an adverse impact on the street character in that a terracing effect was being created and this together with a harmful impact to the pleasing symmetry of the semi’s was considered justification for refusal. This application took note of the reasons for refusal and reduced the first floor side element.

The existing street character is dominated by a continuous, mostly unbroken and uniform frontage; the proposal does not interfere with this conformity. Although linear in character and comprising of detached and semi-detached dwellings the property types do vary with semi-detached properties located adjacent to detached bungalows, although most were built at similar times in the inter-war period. In addition whilst also sharing a common age, general design and frontage depth there also exists a clear visual separation between the detached properties or the pairs of semi’s.

The development property forms a small development of 3 pairs of semi-detached dwellings with the development property being one of the centre pair. Although there is variety within the street there are clusters of conforming dwellings of which the development property forms part of one of these clusters. Either side of no. 135 and 133 exists a visual separation with the neighbour; this separation gap maintains the appearance of the streets openness and the visual clarity of the semi-detached properties. It is this openness and conformity which creates a neat and pleasing streetscene together with the largely unbroken symmetry of the cluster of semi-
detached dwellings. It is therefore considered important that this pleasant symmetry and openness is respected.

Generally two storey side extensions to the boundary are resisted in streets of this type however the design incorporates a number of mitigating features that prevents the terracing effect and maintains the symmetrical nature of the semi’s:

- The extension is set-back a significant 4.2m from the front wall of the property and has a pitched roof 1.5m lower than the existing, this results in the appearance of the street remaining unaltered unless looking face on with its subordinate nature maintaining the symmetrical nature of the dwellings.

It is therefore considered that the above would resist the terracing effect and maintain the integrity of the streets character and in particular the row of 6 properties and also the symmetry of the semi’s. The remaining portion of the development is to the rear and does not form part of the street scene and is reflective of the varied rear appearance to the street there is therefore considered to be no detrimental harm to the visual openness of the street and its pleasant uniform character and is not deleterious to the semi’s symmetry by way of the sides extension subordinate nature. The materials will match the existing and the windows with respect the size and design of the property.

Loss of Amenity Space
Although the extensions represent an increase to the existing living accommodation given the overall plot depth the loss is acceptable and it not considered to be overdevelopment.

Other Considerations
The biodiversity is unaffected and the development does not result in an increased potential for crime and the principles of non-discrimination have been followed throughout. There is no impact upon the fronting highway and at least 3 off-road parking spaces are maintained.

Response to Representations
The comments of the Parish Council with respect to concerns over the character and appearance of the area and an overbearing impact to a neighbour are discussed above and are contested. There were no comments received from neighbours and the comments of the Highways Authority have been applied.

Conclusion
Having taken into account the above it is considered that the application does not harm the amenities of neighbouring dwellings land and does not detrimentally impact on the character and appearance of the area and is therefore recommended for approval in accordance with the above planning documents, subject to appropriate conditioning.

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.

INFORMATION/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: Policy 13: General Sustainable Development Principles of the North Northamptonshire Core Spatial Strategy.
2. The applicant is advised that this decision relates to the following drawing numbers received on the date shown:
   Drawing Number: Date Received:
   2912/002a & The Proposed Plans and Elevations 31 August 2010
BOROUGH COUNCIL OF WELLINGBOROUGH

AGENDA ITEM

Planning Committee 20/10/2010

Report of the Head of Built Environment

APPLICATION REF: WP/2009/0431/FM

PROPOSAL: Demolition of existing bungalow. Construction of new 3 storey building with small 4th floor to provide 11 flats. All to be part of existing scheme of sheltered housing for the elderly - changes to the design and layout of the proposed building and reduction in the number of units from 12 to 11 flats - minor changes to the elevations.

LOCATION: Palmer Court, Hatton Avenue, Wellingborough.

APPLICANT: Mr Brian James, Masonic Housing Association.

NOTE:
The Committee considered this application initially in March this year and later on in July. At the July meeting, it was resolved that the application be deferred to enable officers to negotiate with the applicant to achieve a better design for the front elevation of the development.

The applicants have sought to address this concern and have submitted plans that show a revised elevation. In particular, they have addressed the points raised by members as follows:

- Ironstone on the front elevation – this has been indicated to the whole elevation with small returns on the sides to create a pleasing junction with the brickwork which will be of similar colour;

- All Juliet balconies have been deleted;

- The stone lintels and window cills painted white;

- Georgian style windows now incorporated;

- Dormers have been retained in order to maintain the accommodation and rooflines;

- Chimney added to the front elevation; and

- Two (2) doors added to the main part of the front elevation.

The proposed changes are considered acceptable and the proposal as a whole recommended for approval.
BOROUGH COUNCIL OF WELLINGBOROUGH

AGENDA ITEM

SITE VIEWING (Date of visit 9th March 2010 at 10.15 a.m.)

Planning Committee 10/03/2010

Page 2 of 5

Report of the Head of Built Environment

APPLICATION REF: WP/2009/0431/FM

PROPOSAL: Demolition of existing bungalow. Construction of new 3 storey building with small 4th floor to provide 11 flats. All to be part of existing scheme of sheltered housing for the elderly - changes to the design and layout of the proposed building and reduction in the number of units from 12 to 11 flats.

LOCATION: Palmer Court, Hatton Avenue, Wellingborough.

APPLICANT: Mr Brian James, Masonic Housing Association.

Councillor Warwick has requested a site visit. The proposal also requires Committee determination due to the number of objections.

PROPOSAL AND DESCRIPTION OF SITE:
The application site - Palmer Court occupies a corner plot – at the junction of Hatton Avenue, Harrowden Road and Westfield Road, at the top of the High Street which leads up from the town centre. The site overlooks Broad Green, an attractive open area of grass and trees, in a triangular area bounded by these three roads and falls within the Wellingborough Town Centre Conservation Area. The site is adjoined to the north by no. 37 Broad Green – a grade II listed dwellinghouse and Hatton House.

Palmer Court is owned and run by the Masonic Housing Association. It currently provides 24 one bedroom flats for independent living for the elderly in sheltered accommodation with a communal lounge and small kitchen. There is a warden living permanently on site in a self contained 3 bedroom flat. The communal facilities and warden’s accommodation are contained within an older stone building which is three storeys in part. The flats were built in the early 1980s on three floors and are very popular with local elderly people.

The Housing Association has previously demolished the small cottage at number 32 Broad Green but the site created was not big enough to develop effectively. It now owns the bungalow at number 36 which is currently rented to a tenant. The application was originally submitted, proposing a part 3 and part 4 storey block of 12 flats. Following negotiations and a meeting with some residents, the scheme has been
amended and scaled down. The amended proposal seeks to demolish the bungalow and erect a 3-storey building comprising 11 self contained flats on the 2 plots. The roof area consists solar panels on the front slope facing Broad Green. The curtilage of the new building will be integrated into the small existing rear garden of the existing facilities. There are no additional parking spaces proposed as part of this development. Palmer Court has a car park in front of the main entrance off Hatton Avenue.

In their submission, the applicants state that the flats will comply with Lifetime Homes, Secure by Design, the Design and Quality Standards and the Code for Sustainable Homes level 3. As the new flats will be provided in an entirely separate building there will be minimal disruption to the existing residents. The current fire escape route through the garden to the Broad Green will be maintained at all times and will still be used following completion of the development.

RELEVANT PLANNING HISTORY:
WU/1968/187 Consent for redevelopment for flats.
WU/1961/081 Consent for a bungalow and garage.
WU/1963/121 Consent for a bungalow and garage.
WP/2002/0775 Consent granted for the proposed demolition of the unoccupied dwellinghouse to make way for future residential development.
WP/2003/590 Withdrawn application for the proposed erection of 6 additional 2-person flats on the site of the demolished dwellinghouse.
WP/2004/389 Withdrawn application for the erection of 5 flats and conversion of 1 flat into a guest suite.
WP/2004/473 Consent granted for a conservatory.

NATIONAL AND LOCAL PLANNING POLICY:
Planning Policy Statement 1 – Delivering Sustainable Development
Planning Policy Statement 3 – Housing
Planning Policy Guidance 13 – Transport
Planning Policy Statement 25 – Development and Flood Risk
East Midlands Regional Plan
    Policy 1 – Regional Core Objectives
    Policy 2 – Promoting Better Design
    Policy 3 – Distribution of New Development
North Northamptonshire Core Spatial Strategy
    Policies 6 – Infrastructure Delivery and Developer Contributions
    7 - Delivering Housing
    9 - Distribution and Location of Development
    10 - Distribution of Housing
    13 - General Sustainable Development Principles
    14 – Energy Efficiency and Sustainable Construction

Supplementary Planning Guidance Notes - Building Better Places; Parking; Planning Out Crime and the recently adopted Planning Contributions Guide for Local Infrastructure which replaces the SPG on Use of Planning Obligations.
SUMMARY OF REPLIES TO CONSULTATIONS/REPRESENTATIONS RECEIVED:

1. NCC Highways – recommend conditions and informatives. In view of the nature of the use and the limited effect of the proposal on the highway network, a financial contribution is not required.

2. NCC Education – no requirement for financial contribution.


5. Northamptonshire Police – Northamptonshire Police is unable to provide specific comment to the proposed application due to a lack of information at this time. In the interest of the security and quality life of future occupants of the development I would strongly suggest that informatives/conditions are included, which if implemented will reduce the likelihood of crime, disorder and anti-social behaviour occurring. This is in accordance with Policy 13 of the North Northamptonshire core spatial

6. Borough Design and Conservation Officer has been involved in pre-application and post application discussions and negotiations, hence no objection subject to facing materials being reserved by condition.

7. Borough Housing Strategy - there is growing need to look strategically at housing provision in Wellingborough for the 65+ age group. As the figures show a projected growth of 73% between 2008 and 2025, any increase in the sheltered housing stock in the borough is to be welcomed. The reduction in the number of units proposed for the scheme is disappointing from a strategic perspective, however the Housing Strategy team recognise that for the scheme to be successfully integrated within the community, sympathetic changes needed to be made to the original application.

8. Representations received from the Wellingborough Civic Society, Hatton Park Residents Association and 5 local residents all raising objections to the proposal on the following grounds:
   - Encroachment on the freehold of the adjacent no. 37 Broad Green;
   - Access and road safety concerns;
   - Unsympathetic design which detrimental to the character and appearance of the Conservation Area and the historic streetscape; and
   - Amenity impact – overbearing development etc.

ASSESSMENT:

Principle

The principle of redeveloping a residential site to provide net additional residential accommodation in a built up area is supported by the national guidance in PPS 1 and PPS 3. Furthermore, the East Midlands Regional Plan and the Core Spatial Strategy anticipate the delivery of at least 30% of new housing on previously developed site. By definition, the application site is a previously developed site or brownfield land and therefore its redevelopment for housing is acceptable in principle, subject to there being
no adverse impact on the neighbouring amenities and traffic situation. Reusing/redeveloping a brownfield site to provide additional residential units is seen as sustainable in that relieves pressure for housing development on greenfield sites and in the open countryside.

The Housing Strategy Team is supportive of the application. They say that there is a growing need to look strategically at housing provision in Wellingborough for the 65+ age group. As the figures show a projected growth of 73% between 2008 and 2025, any increase in the sheltered housing stock in the borough ought to be supported.

**Design, Layout, Character and Appearance**

The site is long and narrow from the car park and communal building at the top accessed from Hatton Avenue running down to Broad Green. The existing 3 storey Palmer Court flats form a long narrow building down the rear of the pavement line of Hatton Avenue and around the corner to face Broad Green. The majority of living and bedroom windows are on these elevations. Around the corner there is a blank fence enclosing the site of the previous no 32 Broad Green and then the incongruous bungalow at number 36. After the bungalow the strong built form is again resumed with number 37 and onwards. The layout of the building is satisfactory, following the building line already established on the Broad Green frontage by the existing Palmer Court building and the adjacent no. 37. The proposed building would fill the gap and ensure continuity on the frontage.

The buildings opposite the development on Broad Green are mainly two and three storey stone-built houses with occasional shops and a driving school at ground floor as they head towards the high street, where shops become predominant. There is also a 3 storey hotel. Continuing North East along Harrowden Road are two domestic scale 3 storey stone built houses flanking either side of Hatton House – a more substantial, taller, 3 storey stone house with great presence on the street. In this area all houses front directly on to the street with no front gardens. There is another Housing Association development on the opposite corner of Hatton Avenue, fronted by the listed building, Hatton Hall. This is set in its own mature grounds and as such is set apart from the predominant street scene. The front of the building is two grand storeys high and the building behind, built in the early 1980s, is two domestic storeys with a flat roof, providing a long, rhythmical elevation up Hatton Avenue.

Old photographs submitted by the applicants indicate that here was previously a substantial 3 storey building on this site. A bungalow has been built on the site during the mid 20th century. It is of little architectural interest and is out of scale with the surrounding buildings. It does not reinforce the building line at the rear of the pavement as do the original Georgian houses and the existing Palmer Court buildings.

It is clear that there are buildings of a variety of ages and styles in the vicinity, although most are residential and of 2 and 3 storeys. Older buildings are of local stone with slate roofs and white painted timber windows. The twentieth century houses on Hatton Avenue are a mixture of red brick, white or yellow render, white windows of various materials, and both rustic and machined timber boarding. The newer buildings of the Hatton Hall development and Palmer Court are of pale brown brick with little or no ornament and upvc windows. Palmer court has a slate roof while Hatton Hall has a flat roof, apart from the historical front section which is slate.
In view of the foregoing, it is considered that the proposed building by reason of its design and scale would sit comfortably on the site. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, refers to the duty of the decision maker to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The proposed building would fill an unsightly gap on Broad Green frontage and the continuity of buildings of 3-storey scale would enhance the appearance of the streetscene. The proposed development therefore passes the statutory test. Details of facing materials are reserved by condition to ensure that they are appropriate to the locality.

Impact on Neighbours’ Amenities
The proposed building’s footprint has been reduced and set in from the common boundary with no. 37 Broad Green to the north. The scale of the building has also reduced from 4 to 3 storeys. On the north elevation facing no. 37, there are several small windows shown above the ground level. Although all of these serve habitable rooms, they are not the principal light generating windows to the affected rooms. In the circumstances, they could be conditioned to be obscure glazed and remain as such in perpetuity.

Parking and Traffic
There are no parking spaces in the proposed development in addition to those that exist within the site and adjacent to Hatton Avenue. It is considered, given the nature of the use, that the existing parking and servicing arrangements would suffice for the combined developments. It should be borne in mind that this is a sheltered accommodation for the elderly, which from experience generates significantly less traffic than a general needs housing development. Furthermore, the site is at the edge of the Town Centre and in close proximity to shops, facilities and services. Accessibility to public transport is therefore relatively good. It is this sort of areas where PPG 13 encourages ‘car free’ developments in order to reduce motorised journeys and consequently reduce carbon emission.

Conclusion
The proposed is acceptable and satisfactory, complying with all the development plan policies and consistent with the various national policy guidance. The absence of car parking provision is not considered to be a sufficient reason to withhold consent.

RECOMMENDATION:
Grant planning permission subject to the to the following 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 (where appropriate) and details of all external facing and roofing materials (including bricks, window frames, door frames, eaves, rainwater goods and porch structures) shall be submitted to and approved in writing by the local planning authority before the development commences and the development shall be built in accordance with the approved samples and details.
3. Details of those parts of the site not covered by buildings including the parking spaces, access road, footpath, hard and soft landscaping, surface treatments
and boundary treatments shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. The works shall be carried out in accordance with the approved details.

4. No windows or other openings (other than those already approved as part of this proposal) shall be formed on the flank/northern elevation of the proposed block of flats facing no. 37 Broad Green without the prior written consent of the local planning authority.

5. Before the building is hereby approved is occupied, all windows above the ground level in the northern elevation facing no. 37 Broad Green shall be obscure glazed and shall be permanently maintained as such thereafter unless otherwise agreed in writing by the local planning authority.

6. Prior to the commencement of development, a scheme detailing security arrangements during the demolition/building works should be submitted to and approved in writing by the local planning authority in consultation with the Police CPDA.

7. Prior to the commencement of development, a scheme detailing the security standards to be incorporated within all openings associated with the development shall have been submitted to and approved in writing by the local planning authority in consultation with the Police CPDA and in line with the recommendations of Secured By Design.

8. The existing vehicular crossing must be stopped up and all kerbing and highway surfaces reinstated over the frontage of the site in accordance with the specification of Northamptonshire County Council.

9. Pedestrian to vehicle visibility for the vehicular crossing at no. 37 Broad Green shall be provided and maintained above a height of 0.6m within a splay of 2.4m x 2.4m into the application site.

10. No gates or doors, as at the fire exit route shall open outwards over or into the public highway.

Reasons:
1. Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.
2. To secure a satisfactorily appearance for the development in the interests of visual amenity.
3. To ensure a satisfactory treatment of the site in the interests of visual and neighbours' amenities.
4. To safeguard the amenities of the neighbouring occupiers.
5. To safeguard the amenities of the neighbouring occupiers.
6. Due to the proximity to the town centre and other dwellings, building materials and debris could be used as weapons or for the use in criminal damage to the adjacent buildings. Tools left on site could also be used to break in to the neighbouring properties. This is in the interest of the security and quality life of future occupants of the development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.
7. In the interest of the security and quality life of future occupants of the development in accordance with Policy 13 of the North Northamptonshire core spatial strategy.
8. In the interest of highway safety.
9. In the interest of highway safety.
10. In the interest of highway safety.

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:
   East Midlands Regional Plan
   Policy 1 - Regional Core Objectives
   Policy 2 - Promoting Better Design
   Policy 3 - Distribution of New Development
   North Northamptonshire Core Spatial Strategy
   Policies 6 - Infrastructure Delivery and Developer Contributions
   7 - Delivering Housing
   9 - Distribution and Location of Development
   10 - Distribution of Housing
   13 - General Sustainable Development Principles
   14 - Energy Efficiency and Sustainable Construction

2. The applicant/developer is advised that this decision relates to the following drawing numbers received on the date shown:
   Drawing Numbers: Date Received:
   121F (Elevations), and 124B (Section B-B) 22.02.2010

3. No works shall commence within the existing highway without the express written permission of the Highway Authority. This Planning Permission does not give or infer such consent. However, such consent may be forthcoming subject to the completion of a suitable licence or Agreement under the Highways Act 1980. Any works within the highway shall comply with NCC specifications.

4. Except by way of an agreement under the Highways Act 1980, no art of the building may project over or onto the public highway. If it is intended to construct roof overhangs, balconies and similar features, application should be made to the Highways Regulation Team at the Northamptonshire County Council - Riverside House, Bedford Road, NN1 5NX

5. The applicant is advised to consider the utility of providing the section of feature wall and planting over the frontage of the site to Broad Green. There is a likelihood of the feature being used as a perch or clambering point and the alternative of paving the whole area back to the face of the building as footway and its dedication as highway maintainable at public expense.
BOROUGH COUNCIL OF WELLINGBOROUGH AGENDA ITEM

Planning Committee 20/10/2010

Report of the Head of Built Environment

APPLICATION REF: WP/2010/0304/F

PROPOSAL: New dwelling next to no. 78 High Street, Ecton.

LOCATION: 78 High Street, Ecton, Northampton. NN6 0QB

APPLICANT: Mr and Mrs Edward Cookman.

This application was deferred by the 15th September 2010 Planning Committee due to concerns over the access and the ownership of the highway access. To satisfy the Committee the agent has provided a red line plan to the drawn to the highway proper incorporating the access Lane from the High Street. A revised ownership certificate has also been produced to indicate that the owner of the access has been notified.

In addition the caseworker had concerns over the impact towards the setting and appearance of the Listed Building (78 High Street) and also the Conservation Area; amended drawings have been forthcoming to reduce any impact and also to satisfy highway safety concerns; the amendments are as follows:

(a) Reduce the height of the proposed second floor element by 550mm.
(b) Constructing the external wall as viewed by the public from the village Hall and access route elevations in stone.
(c) Improve the parking arrangement by removing the gates and relocating the openings from the Lane. Comments on possible use of the Village Hall car park for family functions and as a turning head for brief offloading visits etc.
(d) A single garage with some additional storage/workspace serving the existing house… and set to the rear of the parking area (stone construction) following comments by the members of the site viewing committee.

Note: Since the writing of the previous report the Listed Building application (WP/2010/0376/LB) has been forthcoming and is also to be considered at this committee for completeness.
The Design and Conservation Officer supports the scheme on the basis that it will enhance the character and appearance of the village conservation area and the adjacent listed building.

**ASSESSMENT:**
The proposal is reconsidered in light of the above amendments.

**Highway Issues**
The highways arrangements whilst contrived; as there were no objections forthcoming from the highway authority and the very low speeds of the lane that the highway impacts did not represent a justifiable reason for refusal in the original recommendation. The amendments made however are welcomed in further instilling confidence in the safety of the highway and parking arrangements as are the ownership clarification with respect to the Lane. It is therefore considered that in replication of the previous report that there are not considered to be any adverse highway safety and convenience concerns over and above the existing situation.

**Impact on the Appearance and Setting of Area**
The original recommendation reported that notwithstanding the acceptability of the proposal on neighbours amenity and highways issues it is considered that the detrimental impact of the proposed development by virtue of its distraction from the visual appearance of the Listed Building as viewed from the rear and positioning behind the listed building and setting within Ecton Conservation Area results in the development being considered unacceptable.

It is considered that the lowering of the roof together with the increased stone proposed would result in the proposed property being less dominate in the area and would unlikely be seen from the front aspect (High Street) and therefore would not appear as cramming. In addition the development property would be less conspicuous when viewed from the rear and the Lane when seen in the same scene as the Listed 78 High Street with the Listed property retaining its dominance and integrity within the historic rear setting.

**Conclusion**
In light of the above and the previous report citing no further detrimental impacts the recommendation is for approval with the below conditions, the attached listed building application will hold the bulk of the conditions to save unnecessary replication.

**RECOMMENDATION:**
Approve.

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason:
1. Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.
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: Policy 13: General Sustainable Development Principles of the North Northamptonshire Core Spatial Strategy and Policy G4 - Development within the Limited Development and Restricted Infill Villages of the Local Plan.

2. The applicant is advised that this decision relates to the following drawing numbers received on the date shown:
   Amended Drawing Numbers: Date Received:
   415777 (1A) (2A) & (3A) 29 September 2010

3. The applicant is advised to refer to Listed Building Consent (WP/2010/0376/LB) with respect to the conditions.
BOROUGH COUNCIL OF WELLINGBOROUGH

AGENDA ITEM

Planning Committee 15/09/2010

Report of the Head of Built Environment

APPLICATION REF: WP/2010/0304/F

PROPOSAL: New dwelling next to no. 78 High Street, Ecton.

LOCATION: 78 High Street, Ecton, Northampton.

APPLICANT: Mr and Mrs Edward Cookman.

This application comes before the planning committee for determination due to an objection by the Parish Council and also because of the amount of third party objection on various grounds including concerns over parking and overdevelopment.

PROPOSAL AND DESCRIPTION OF SITE:
The site is located within the village confines and the Conservation Area of Ecton and is positioned to the rear of a Listed Building; 78 High Street and is to be accessed from the High Street via an existing un-metalled track that serves the rear Village Hall/Cricket ground and also offers rear access to a number of dwellings fronting the High Street.

The proposal is as described above and utilises an existing garage that is to be converted to living accommodation and the construction of a low 2 storey element to run against the sites western boundary at 45 degrees to the existing garage and linked by way of a single storey element. Off street parking will be provided to the proposed and also to the existing property.

RELEVANT PLANNING HISTORY:
None pertaining to the rear garden land.

NATIONAL AND LOCAL PLANNING POLICY:
North Northants Core Spatial Strategy: 13
Borough of Wellingborough Local Plan: G4
SPG: II, IV and V and Design SPD
National: PPS 1, 3 and 5
SUMMARY OF REPLIES TO CONSULTATIONS/REPRESENTATIONS RECEIVED:
1. Ecton Parish Council -
   - The proposed development would result in an over development and massing on a small site.
   - Express their concerns on the effect and impact the proposals would have on adjoining properties.
   - Concerns expressed that by it's proposed siting and height that it could adversely affect the light to the adjoining property.
   - The proposal is also contrary to the new Planning Policy Statement 3 of 9th June 2010 which relates to over development of neighbourhoods and Garden Grabbing.
   - For the above reason the application should be refused.
2. Environmental Protection Department -
   “The site lies on the Northampton sand strata that may contain elevated levels of naturally occurring arsenic. A condition requiring this to be investigated further should be included in any approval.”
3. NCC (Highways) -
   “It is noted that the way proposed to give access to the proposed dwelling is shared by the existing dwelling, the Parish Hall and sports ground. The way does not comply with the normal requirements for a shared private drive having a width less than 4.5m and providing inadequate visibility at the junction with High Street but having regard to the present use it is unlikely that an objection to the proposal would be sustained on highway grounds.

   The applicant should be required to confirm that adequate rights are held over the way to enable access to be gained to the proposal. Although this way does not comprise highway maintainable at the public expense it is appropriate that any gates at the point of access should be hung so as to open inwards only. To avoid conflict with vehicles using the existing access road, sufficient arrangements should be made within the site to permit vehicles to turn around so as to enter and leave in a forward direction.

   The applicant should be advised to discuss refuse collection aspects of the proposal with the appropriate officer of the Borough Council of Wellingborough.”
4. 6 third party letters of objection; summary:
   - Overdevelopment
   - Impact on the safety and convenience of the highway
   - Loss of Light
• Loss of Privacy and overbearing
• ‘Garden grabbing’
• Detrimental impact on the character and appearance of the Conservation Area
• Exacerbation of an existing sewerage problem
• Disruption during construction

**ASSESSMENT:**

**Principle of Development**
The site is positioned within the village boundary of Ecton and therefore satisfies part 1 of the Local Plan policy, part 2 in relation to the developments impact on the character and setting of the village will be discussed below.

The Coalition Government has recently revised PPS3 which has introduced a change pertinent to applications of this type. Garden land has been removed from the definition of brownfield land.

In principle, removing the brownfield status of gardens does not prevent their development, the key issues remain whether they lie within a settlement in a sustainable location and that development is appropriate in design terms. The changes do not, therefore, rule out development of gardens but are intended to enable councils to protect gardens from inappropriate development by rejecting planning applications for development that is objected to by the local community and spoils the character of neighbourhoods’. These issues will be considered below.

**Loss to neighbours amenities**

Due to no windows being proposed in the rear/west elevation there are no considered to be any loss of privacy issues towards no. 9 The Laurels and its rear facing window. Whilst it is considered that the rear window may have an increased amount of overshadowing in the mornings the impact will not be significantly higher than the existing overshadowing that occurs from existing coniferous trees, this slight increase is therefore not considered detrimental to the rear room of no. 9 The Laurels. Due to the orientation of the window there is not expected to be any overbearing impacts.

The proposed two storey element will directly face the side and most important private outside space to no. 78 but given that the separation distance is a minimum of 10.8m away and a 1.8m high boundary wall is proposed the loss of privacy is not considered to be detrimental. Traditionally the Council have insisted upon a rear spacing of 21m for back-to-back 2 storey houses this therefore equates to a separation of house from garden of 10.5m, the 10.8m separation is therefore appropriate to retain the privacy of no. 78 High Streets garden. It would be unlikely that the facing first floor windows would result in any loss of privacy issues towards the habitable room windows of no. 78 due to the discussed separation distance and also the obtuse angling of the windows from one another.

The same is the case for the bordering neighbour immediately to the north; no. 76 High Street with the property positioned tight against the plot frontage resulting in an acceptable separation distance of 22m together with an obtuse angling from window to window and also boundary treatment screening much of the view and an existing apple
tree, which is to be retained, also providing a degree of screening. The same is
considered vice-versa with no detrimental impact towards the development property.

Similarly with respect to the rear elevations of the Listed cottages to the south-east and
in particular 80 and 82 that are angled so that there rear elevation will face the
proposed property. The separation distance with regard the first floor windows to the
front is in excess of 25m together with an obtuse angling and as the windows are set
below the height of the existing garage a view towards the rear elevations of no. 80 and
82 would be unlikely. The proposed side window is also likely to have a restricted view
towards 80 and 82 but could also reasonably be conditioned to be of obscured glaze.

Impact on the Appearance and Setting of Area
In light of the development site being positioned inside Ecton Conservation Area and
also being in close proximity to a number of Listed Buildings including no. 76, 78, 80,
82, 84 and 86 High Street it is important to consider the buildings impact on the areas
character and appearance and the settings of the listed building carefully.

The listed property and the neighbouring listed property; no. 76 High Street are set to
the very front of their sites abutting the highway with a 20m garden to the rear and whist
there is a structure to the rear which is proposed to form part of the new property this
type of outbuilding is common in the area and is not considered to provide a
presumption that rear development is appropriate. The village hall is also to the rear
but it is clear that this is beyond the listed curtilage of the property and again is not
considered to have set a precedent for rear development. Part of the Listed Buildings
character is its dominance on the quiet street with the adjacent cottages and its setting
within a relatively large garden, by modern standards. The introduction of a two storey
dwelling to the rear, regardless of the existing outbuilding, would be an unwelcome
feature and whilst it could not be viewed easily from the front street scene the roof
would likely be seen and give the appearance of one property hiding behind another
and give the impression of cramming.

The side track gives access to the village hall and the sports ground to the rear and
also to connect to the public right of way network to the fields beyond and therefore is
also considered an important street scene due to the amount of patronage it attracts
with many of the users arriving on foot. It is considered that the rear garden as viewed
from the west and also the access track sets the rear of 78 in a pleasant visual aspect
and the introduction of a comparably high built form would detract from the rear view of
no. 78. It is therefore considered that in accordance with PPS3 that the greenfield
space to the rear of no. 78 serves as an important garden space set within the existing
buildings historical context and the entrance to the Conservation Area as approaching
from the west and should be resisted. There exists no small amount of community dis-
quiet to the scheme as is represented by the number of objections and also as
declared a detrimental impact to the setting of the appearance and density of the
conservation area and also to the setting of the listed building. Although the strength of
the community objections cannot be considered legitimate reason alone to recommend
refusal it does add weight should the loss of greenfield in this case rear garden land be
considered detrimental to the area, this is in the spirit of the PPS3 amendments and the
increased emphasise on local feeling when determining a planning application.
Highway Concern
The highways authority offer no objections to the proposal primarily due to the present use of the access, which whilst deficient in highway standards in terms of width it acts as an entrance and egress to the sports facility to the rear and also to the rear of the cottages and no. 78 therefore the introduction of 1 additional property is not likely to exacerbate existing highway safety and convenience. In addition, whilst the proposed off-road parking for both the proposed and the existing is rather contrived and would require some manoeuvring, due to the crawling speeds of vehicles and the openness of the driveways there is unlikely to be any vehicle to vehicle or vehicle to pedestrian conflict.

The proposal would allow for at least 2 vehicles to be parked off the access road. Although there may be local concerns with respect to highway safety and convenience due to the concerns not being met by the Highways Authority any refusal reason on the basis of highway issues would be ill-advised and would have a good chance of occurring costs should the application be subject to an appeal.

Amenity Space
The garden provision associated with the development property is 14m x 10.5m this space is considered consistent with a 3 bed property and modern standards in ensuring a good quality of life for its occupants. The remaining amenity space associated with no. 78 has undoubtedly diminished and whilst it is to the side due to a high wall to the highway frontage the garden is considered private in nature and given its size of 20m x 12m is considered ample.

Other Considerations
The biodiversity is unaffected and the development does not result in an increased potential for crime and the principles of non-discrimination have been followed throughout.

Response to Representations
The issues raised by the third party objectors in relation to noise disturbance during construction and sewerage related issues are not of material planning consideration with the latter being considered under Building Regulations. The objections with respect to overbearing, loss of light, loss of privacy and the impact on the local highway network are considered above and are not supported.

Conclusion
Notwithstanding the acceptability of the proposal on neighbours amenity and highways issues it is considered that the detrimental impact of the proposed development by virtue of its distraction from the visual appearance of the Listed Building as viewed from the rear and positioning behind the listed building and setting within Ecton Conservation Area results in the development being considered unacceptable. Having then considered the introduction of the proposed development and the loss of the rear green space unacceptable to the historic built form it is possible to accord weight to the community objections in accordance with PPS3. The proposed development is therefore considered contrary to North Northants Core Spatial Strategy Policy 13 (h).
**RECOMMENDATION:**
Refuse.

1. The proposed development by virtue of its appearance, scale, proximity, position and resultant density is considered to be detrimental to the setting of the Listed Building (78 High Street) and the setting of the Conservation Area. Contrary to North Northants Core Spatial Strategy Policy 13 (h) (General Sustainable Development Principles) and in conflict with the amended PPS3 with respect to greenfield land designation and also PPS5.

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Policy 13

Development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to. Development should:

Raise standards
h) Be of a high standard of design, architecture and landscaping, respects and enhances the character of its surroundings and is in accordance with the Environmental Character of the area.

**INFORMATIVE:**
The applicant is advised that this decision relates to the following drawing numbers received on the date shown:

<table>
<thead>
<tr>
<th>Drawing Number:</th>
<th>Date Received:</th>
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<tr>
<td>415777 (1) (2) &amp; (3)</td>
<td>20 July 2010</td>
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BOROUGH COUNCIL OF WELLINGBOROUGH

AGENDA ITEM

Planning Committee

20/10/2010

Report of the Head of Built Environment

APPLICATION REF: WP/2010/0376/LB

PROPOSAL: New dwelling next to no. 78 High Street. (Application for Listed Building Consent).

LOCATION: 78 High Street, Ecton, Northampton. NN6 0QB

APPLICANT: Mr and Mrs Edward Cookman.

PROPOSAL AND DESCRIPTION OF SITE:
Listed Building Consent is sought for a large extension to an existing listed barn in the curtilage of the primary Grade II listed 78 High Street, Ecton, and for the partial re-building of boundary walling. The “extension” in fact comprises a new dwelling-house, the associated application for planning permission for which is included in this report under reference WP/2010/0304/F.

RELEVANT PLANNING HISTORY:
None.

NATIONAL AND LOCAL PLANNING POLICY:
PPS5.

SUMMARY OF REPLIES TO CONSULTATION/REPRESENTATIONS RECEIVED:
1. Wellingborough Civic Society – the society feels that this is over-development near the listed building.

2. County Archaeologist – no objections.

ASSESSMENT:
Although Ecton is essentially a linear village, it does contain a proportion of development in depth. Accordingly, on a structural level it can be said that the present proposed scheme is consistent with the grain and historic layout of the conservation area, thereby contributing positively to its character and appearance.

In terms of the specific relationship with the listed no. 78 and its curtilage structures, it is considered that the proposal successfully echoes a traditional vernacular “barn-like” built form which is ubiquitous in Midlands villages. The new dwelling unit will complement the listed building and will not negatively impact upon its setting. Its
appealing design references are reinforced by careful materials specification including natural stone and roof covering. Specifically, the existing barn fronting the access land is currently effectively obsolete and would benefit from extension and improvement in the manner proposed.

RECOMMENDATION:
Grant Listed Building consent.

1. The works to which this consent relates must be begun not later than the expiration of three years from the date of this consent.
2. The new stonework shall be laid in level courses to match the existing with a mortar mix normally comprising either hydraulic lime or lime putty (to BS 890) and well-graded and washed sharp sand to a ratio of 1:3 by volume, and with the mortar brushed back to the back arrises of the stonework whilst still green. This mix and finish shall be used for any repointing work. (See attached 'Supplementary Advice Note 1: Lime Mortars and Re-pointing' for further detailed advice).
3. 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.
4. Full details of the following items shall be submitted for the written consent of the local planning authority prior to the commencement of development:
   (i) stone, brick and slate - sample materials and panels required;
   (ii) rooflights - must be designed to align strictly with the plane of the roof;
   (iii) boundary wall and front fence;
   (iv) hard surfacing - permeable specification required;
   (v) eaves and verges;
   (vi) rainwater goods.
5. The work shall be carried out strictly in accordance with the amended plans reference 415777/1A, 2A and 3A, deposited with the Council on 28.09.2010.
6. This consent does not extend to the new garage beside the primary listed building. An amended plan, showing full details of an alternative roof design moved through 90 degrees and reduced to a pitch of 35 degrees, shall be submitted for the written approval of the local planning authority prior to the commencement of work.

Reasons:
1. In order to comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. To protect the character of the listed building.
3. To protect the character of the listed building (and the character and appearance of the conservation area).
4. In the interests of visual amenity and to protect the character of the listed building and designated conservation area.
5. To ensure the work is carried out in accordance with the agreed amendments.
6. In the interests of visual amenity and to protect the character of the listed building and designated conservation area.
INFORMATIVE:
The applicant is advised that this decision relates to the following drawing numbers received on the date shown:

<table>
<thead>
<tr>
<th>Drawing Number:</th>
<th>Date Received:</th>
</tr>
</thead>
<tbody>
<tr>
<td>415777/1A; 2A; 3C</td>
<td>28.09.2010</td>
</tr>
</tbody>
</table>
APPLICATION REF: WP/2010/0314/F

PROPOSAL: Demolition of existing single garage and construction of detached dwelling including extending existing access.

LOCATION: 39 Brickhill Road, Wellingborough. NN8 3JR

APPLICANT: Mr and Mrs M Witham.

NOTE:
At last month’s Planning Committee meeting Committee considered this application and deferred it to enable officers to negotiate with the applicants in respect of alternative access to the development as the proposed development was considered to be too close and would have a detrimental effect on number 37. The applicants considered three access options and the details of these are presented in the attached correspondence. In conclusion, they have requested that consideration be given to the application and the access arrangement as previously proposed.
This map is accurate to the scale specified when reproduced at A4. Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Legend: WP/2010/0314/F - 39 Brickhill Road, Wellingborough.
Aim to look at 3 Access Options for land adjacent to 39 Brickhill Road. WP/2010/0314

1. Please see access layout (1)

A, This access has received no objections by the neighbours at 37 or 43 we have discussed this at length with them. Indeed, this year the neighbour at 37 and his advisor actively encouraged the proposed access layout (1)

B, See (letter 1) 3 pages, showing the proposed access plan and comments from Highways Mr David Jones. He is fully happy with the proposed access from the highways point of view as long as the access is 4.5 wide and 10m long of the highway.

C, We propose to use a quiet road surface such as tarmac to minimise any noise.

D, we propose to re fence the boundary from A-B no higher than the existing fence with close boarded fencing to minimise noise and visual disturbance.

E, Number 37 has a bedroom window with less than a foot at the top visible at present at point A. The fence on our side is 1.9M and as an average car height is 1.5M a passing car would not be visible to the bedroom with a clearance height of 0.4M

Number 37 has a lounge window side on to point B. Our garden slopes dramatically here and the fence height at point B from our side is 2.2M. The proposed driveway will be lowered to 2.2M so again any passing car of 1.5M will have a clearance of 0.7M to the top of the existing fence height, so will not be seen by the lounge window at 37 at point B.

2. Please see access layout (2)

A, relevant to layout option 2 is a previous application WP/2009/0358 with a similar proposed access. See (letter2) three pages.

In summary, “The proposed means of access is situated within a section of Brickhill Road occupied by speed restraint devices and an advisory pedestrian crossing facility and meets the highway boundary at angle exhibiting some deviation from a right angle. It is considered that, as shown, turning movements to and from the point of access will be restricted by the position of the central islands and use of the access is likely to interfere with the safety of pedestrians making use of the road crossing point.

In its present form and without any alteration the proposal is unacceptable to this authority for highways safety reasons and refusal is recommended.”

B, Access plan 2 is more detrimental to bungalow 39 than plan 1 is to bungalow 37

It destroys established shrubs and trees already established to the left, it destroys any potential garden view for bungalow 39 to the left, out of its 4 large open windows on the left hand side, and whilst Bungalow 37 has only 1 unfenced widow to the left had side and will retain his full garden view. This “proposed access road” IS the garden for bungalow 39.
3. Please see access layout (3)

This access (3) has been looked at before and dismissed for the following reasons.

A, removal of the Garage to Bungalow 39 for the means of access leaves no repositioning of the garage leading to an unacceptable loss of amenity.

B, the access would be 4.5M x 10M and access back onto the highway would be at an unacceptable angle for visual safety to the left.

C, parking in front of a garage at the top left would block of the proposed access.

D, a garage positioned to the left of 37 would have no turning circle leading to unsafe reversing of any motor vehicle back onto the highway.

E, Access plan 3 is more detrimental to bungalow 39 than plan 1 is to bungalow 37. It destroys established shrubs and trees already established to the left, it destroys any potential garden view for bungalow 39 to the left, out of its 4 large open windows on the left hand side, and whilst Bungalow 37 has only 1 unfenced widow to the left had side and will retain his full garden view. This “proposed access road” IS the garden for bungalow 39.

F, The Bungalow 39 would have no reasonable boundary, garden or garage. Most (7) ground floor Windows to Bungalow 39 would be exposed and over looked even without an access and Garage to the right hand side.

I hope this elaborates extensively enough what Mr Olawale Duyile reported in his assessment when he said “An outline consent was granted for a new 2 storey dwelling on this site in 2005.

Taken together, these factors demand that the current application should be considered in a favourable light.

Ideally, the proposed dwelling would be better sited alongside no 39 and with a street presence, but with the amenities of the occupiers of no 39 and those of future occupiers of the proposed dwelling would be compromised.”
3. Proposed layout

1. Existing layout

2. Ballards

Access layout

Proposed layout

Quiet surface such as Tarmac

Close boarded fence from A - B or brick wall

No. 0.4 - 0.6 clearance from average car top to wall top
Dear Ola

DWELLING – 39 BRICKHILL ROAD, WELLINGBOROUGH

I refer to your letter of 4 August 2010 and, because of the minor nature of the proposals, return the above application with a sticker.

As it is to serve two dwellings the means of access must be widened to 4.5m for a distance of 10m from the highway boundary. The vehicular crossing must be widened as appropriate and all highway surfaces, where affected by the proposals, reinstated in accordance with the specification of Northamptonshire County Council.

Yours sincerely

David Jones
Development Control Engineer

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Department of Transport and Highways
Riverside House, Riverside Way
Bedford Road, Northampton, NN1 5NX

w. www.northamptonshire.gov.uk
t. 01604 364328
f. 01604 654465
e. djones@northamptonshire.gov.uk
Mr O Duyile
Principal Planning Officer
Direct Dial: 01933 231835
Fax: 01933 231982
oduyile@wellingborough.gov.uk

Borough Council of
Wellingborough
Making Wellingborough a place to be proud of

Date: 04 August 2010
Your Ref:
Our Ref: WP/2010/0314

FAO Mr D Jones
Sustainable Transport
Riverside House
Riverside Way
Bedford Road
Northampton
Northamptonshire
NN1 5NX

Dear Sir/Madam

Town and Country Planning Act 1990
Application No. WP/2010/0314/F

Description: Demolition of existing single garage and construction of detached dwelling including extending existing access.

Location: 39 Brickhill Road Wellingborough

Applicant: Mr & Mrs M Witham 39 Brickhill Road Wellingborough
Northamptonshire NN8 3JR

I hereby notify you that a planning application has been received in respect of the above development.

I enclose a copy of the above application on which I would be pleased to receive your observations within 21 days of the date of this letter. If you do not respond within that time your views may not be taken into account in determining the application.

The Decision Notice will be displayed on our website at www.wellingborough.gov.uk under the Planning section, click on “view applications placed with the Council” and enter the application number in the application search facility. The Council prefers to receive your responses electronically.

Yours faithfully,

[Signature]

Mr M Kilpin
Development Control Team Leader

To ensure that highway safety is maintained, this authority recommends to the planning authority that the highway standards and planning conditions set out in the NCC document ‘Highway Authority Standing Advice’ be applied to this planning application.

For Head of Transport and Highways
Northamptonshire County Council

Date 11.08.2010

Swanspool House, Doddington Road, Wellingborough, Northamptonshire, NN8 1BP
Telephone: 01933 229777 Fax: 01933 231684 DX 12865
www.wellingborough.gov.uk
Dear Ola

DWELLING – 39 BRICKHILL ROAD, WELLINGBOROUGH

I refer to your letter of 11 December 2009 and, because of the generally minor nature of the proposals, return the above application with a sticker.

The proposed means of access is situated within a section of Brickhill Road occupied by speed restraint devices and an advisory pedestrian crossing facility and meets the highway boundary at angle exhibiting some deviation from a right angle. It is considered that, as shown, turning movements to and from the point of access will be restricted by the position of the central islands and use of the access is likely to interfere with the safety of pedestrians making use of the road crossing point.

In its present form and without alteration the proposal is unacceptable to this authority for highway safety reasons and refusal is recommended.

Yours sincerely

[Signature]

David Jones
Development Control Engineer
Dear Sir/Madam

Town and Country Planning Act 1990
Application No. WP/2009/0358/F

Description: Demolition of detached dwelling and garages.
Construction of 2 new detached dwellings + garages.

Location: 39 Brickhill Road, Wellingborough

Applicant: Mr & Mrs M Whittam 39 Brickhill Road Wellingborough Northamptonshire NN8 3JR.

I hereby notify you that a planning application has been received in respect of the above development.

I enclose a copy of the above application on which I would be pleased to receive your observations within 21 days of the date of this letter. If you do not respond within that time your views may not be taken into account in determining the application.

The Decision Notice will be displayed on our website at www.wellingborough.gov.uk under the Planning section, click on "view applications placed with the Council" and enter the application number in the application search facility. The Council prefers to receive your responses electronically.

Yours faithfully,

Mr M Kilpin
Development Control Team Leader
From: Angela [mailto:amw@mwhittam.com]
Sent: 16 September 2010 17:52
To: David Jones
Subject: highways

Dear Mr Jones,

I write to you regarding planning application WP/2010/0314
39 Brickhill Road.
You have already commented that it meets with your approval with widening access of 4.5m for 10 m for two dwellings

This went before committee 15th Sept at 7pm (after a site visit) it was pointed out to the committee that previous schemes had been refused and withdrawn as removing the safety bollards was not a viable option.
The decision was deferred until 20th October. We are asked to consider alternative access options, or defend the current scheme.
We have already been down this road (no pun intended)
Please see WP /2009/0358 where we did consider an alternative access and it was met with refusal from County Council/
highways.
It was asked at Committee if we can bring the access (WP/2010/0314) from the existing access (plan view of property with north at the top) through the existing Garage and down the left hand side of the existing bungalow.
(any vehicle driving on or off would face a difficult angle to the highway) also I assume that the access would need to be 4.5m x 10m to both routes?
I would appreciate your thoughts on this.
Dear Mr Jones,

I write to you regarding planning application WP/2010/0314
39 Brickhill Road.

You have already commented that it meets with your approval with widening access of 4.5m for 10m for two dwellings.

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I would appreciate your thoughts on this.

Would you need yet another site visit to discuss this? as time to review is short, we need to propose on your recommendation by early next week.

Or are you able to produce a report outlining exactly why a left side access road (plan view of property with north at the top) is much less desirable than the existing planning application scheme which Ola our planning officer has already given his full approval.

So in summary is it at all viable to remove permanently the safety bollards on Brickhill road for a direct frontage access? or possible to safely access, by road, both sides of the existing bungalow from the existing but widened access.

Kind Regards Angela Whittam (house owner at 39 Brickhill Road) mobile number 07789 900 153
BOROUGH COUNCIL OF WELLINGBOROUGH

Planning Committee

Report of the Head of Built Environment

APPLICATION REF: WP/2010/0314/F

PROPOSAL: Demolition of existing single garage and construction of detached dwelling including extending existing access.

LOCATION: 39 Brickhill Road, Wellingborough.

APPLICANT: Mr and Mrs M Witham.

Councillor Dean has asked for a site visit and Committee determination.

PROPOSAL AND DESCRIPTION OF SITE:
The application site comprises part of the rear garden of no. 39 Brickhill Road, which lies on the southern side of the road. No. 39 is a chalet bungalow with a double detached garage at the front and side of the dwelling. The property shares the access off Brickhill Road with no. 37 to the east.

Consent is sought to erect a 2-storey dwelling within the rear garden area with a detached double garage, accessible via the existing access, which would be elongated to the rear of the site.

RELEVANT PLANNING HISTORY:
WP/2005/0517 Renewal of outline consent for a 2-storey dwellinghouse.
WP/2010/0224/F Outline consent for demolition of detached dwelling and garages and erection of 2 new detached dwellings and garages - refused under delegated authority for the following reasons:

The proposed development would result in an unacceptable loss of garden amenity land, detrimental to the living conditions of the occupiers of no. 39 Brickhill Road and not in keeping with the character and appearance of the surrounding area. By reasons of its siting and bulk, it would also appear overbearing and visually intrusive to the occupiers of no. 43 Brickhill Road, thereby detrimentally affecting their living conditions. In the circumstances, the proposal contravenes Policy 13 (General Sustainable...
Development Principles) of the North Northamptonshire Core Spatial Strategy, and inconsistent with the provisions in Planning Policy Statements 1 (Delivering Sustainable Development); and 13 (Housing).

NATIONAL AND LOCAL PLANNING POLICY:
Planning Policy Statement 1 – Delivering Sustainable Development
Planning Policy Statement 3 – Housing
North Northants Core Spatial Strategy
Policy 13 – General Sustainable Development Principles

SUMMARY OF REPLIES TO CONSULTATIONS/REPRESENTATIONS RECEIVED:
1. NCC Highways – the proposed access should be widened to 4.5m for a distance of 10m from the highway boundary and the vehicular crossing widened.

2. The occupiers of no. 18 Roberts Street – raised objection to the proposal. Main concern is the impact on amenity particularly overlooking and loss of privacy. The proposal is also out of character with the area and is being put forward as a means of circumventing the new Government guidelines relating to building of new properties in existing gardens and to permit this development would lead to other inappropriate schemes in the area.

ASSESSMENT:
The national guidance on housing - PPS 3 (Annex) was recently amended to remove from the definition of brownfield/previously developed land, land within the curtilage of a dwellinghouse. It is for this reason, amongst others, that the previous application was refused. This notwithstanding, certain developments within the curtilage of existing dwellinghouses may be acceptable in certain circumstances.

Since the previous application (Ref: WP/2010/224/F) was refused under delegated authority in June this year, further information has come to light, which was not previously provided and which together with changes/amendment to the proposal would lead to a change in recommendation.

The applicants have provided documentary evidence that their property (the application site) was originally purchased as 2 plots. The Land Registry map seems to corroborate this. It should also be borne in mind that the other plot now within the curtilage of the application site (other than the applicants’ property – no. 39) was originally intended to be no. 41 Brickhill Road. There is no no. 41 Brickhill Road at present, and the adjoining properties are nos. 37 (to the east) and 43 to the west.

An outline consent was granted for a new 2-storey dwelling on this site in September 2005 with a condition that the development should be commenced within 5 years of the consent date. Although this is due to expire soon, it should be considered as material to the determination of this application.

Taken together, these factors demand that the current application should be considered in a favourable light, subject to satisfactory design, layout and non-detrimental impact on neighbouring amenities.
Ideally, the proposed dwelling would be better sited alongside the existing dwelling at no. 39 and with a street presence, but the amenities of the occupiers of no. 39 and those of the future occupiers of the proposed dwelling would be compromised. The proposed development differs from the previous in that the proposed building has been moved away from the common boundary with no. 43 Brickhill Road to minimise visual intrusion and loss of privacy. The proposed building has also been lowered given that it would sit on land which is higher in elevation than the surroundings. In so doing, the submitted cross-section drawing indicates that the proposed building would be significantly lower than the neighbouring nos. 37 and 43 Brickhill Road. In order to safeguard the amenities of neighbours, it is recommended that a condition be imposed to restrict further windows/openings on the flank elevations of the proposed building and all permitted development rights.

RECOMMENDATION:
Grant planning permission subject to the following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
2. Notwithstanding any materials specified in the application form and/or the drawings, particulars and samples of the materials to be used on all external surfaces of the building shall be submitted to and approved in writing by the local planning authority before the commencement of the development. The development shall be carried out in accordance with the approved details.
3. Details of those parts of the site not covered by the building including hard and soft landscaping, surface and boundary treatments shall be submitted to and approved in writing by the local planning authority before the commencement of the development. The 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 (or any other Order revoking or re-enacting this Order), no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of Schedule 2 of the Order shall be carried out within the curtilage of the approved dwellinghouse without the prior written consent of the local planning authority.
5. No additional windows or other openings shall be formed on the flank elevations of the proposed dwelling without the prior written consent of the local planning authority and the bathroom and toilet windows at the upper level shall be obscure glazed in perpetuity unless otherwise agreed in writing with the local planning authority.
6. The vehicular crossing shall be widened and the access shall be widened to 4.5 metres for a distance of 10 metres from the highway boundary and all highway surfaces, where affected by the proposal, reinstated in accordance with the specification of the County Council as the highway authority.

Reasons:
1. Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.
2. To secure a satisfactory appearance for the development in the interest of the visual amenity.
3. To ensure that the site is satisfactorily landscaped and in order to maintain and enhance the visual amenity of the area.
4. To allow the local planning authority the opportunity to control future developments on the site, having regard to nature and constraints of the site and in the interest of safeguarding the amenities of neighbouring occupiers.
5. In the interest of the amenities of the adjoining occupiers.
6. In the interest of highway safety.

INFORMATIVE/S:
1. Pursuant to Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the proposed development complies with the Regional Guidance and 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:
   North Northamptonshire Core Spatial Strategy:
   Policy 13 - General Sustainable Development Principles.
2. The applicant is advised that this decision relates to the following drawing numbers received on the date shown:
   Drawing Numbers: Date Received:
   MW/01, 02 & 10 04/08/2010
3. Prior to occupation of the new dwelling, the street numbering for this development must be agreed with the Street Naming and Numbering Officer. When issued, the number allocated must be clearly displayed on the outside of the property.
   Application forms for Street Naming and Numbering are available at www.wellingborough.gov.uk
BOROUGH COUNCIL OF WELLINGBOROUGH

Planning Committee

Report of the Head of Built Environment

APPLICATION REF: WP/2010/0375/FM

PROPOSAL: Highway works/improvements in the High Street, West Street, Jackson's Lane area.

LOCATION: High Street, Wellingborough.

APPLICANT: Northamptonshire County Council and Wellingborough Council.

Joint application by the Borough Council and the County Council.

PROPOSAL AND DESCRIPTION OF SITE:
The application site comprises the area bounded by West Street, Oxford Street, High Street and Jackson's Lane. It is one of the 5 ‘Development Opportunity Sites’ identified/defined in the Wellingborough Town Centre Area Action Plan (WTCAAP). The site also lies within the Town Centre Conservation Area and the proposed works consist of the construction of roads and footways including drainage and lighting which are being provided to enhance the attractiveness of the development site C (High Street/Jackson’s Lane) to potential developers.

The proposed highway works consist of two roads referred to in the submitted document and the planning application as ROAD A and ROAD B and marked accordingly on all drawings. ROAD A forms a spine road into the development area from Oxford Street. ROAD B provides access to the rear of properties on West Street from ROAD A. On completion both roads will be constructed as Highway maintainable at public expense. When completed, ROAD A will be surfaced in accordance with the informal advice set out in the Wellingborough Town Centre Public Realm Materials PALETTE. Initially the final surfaces will be omitted to avoid damage during the site’s development and services connections. ROAD B will be completed from the outset.

No landscaping is proposed as part of this application. However the highway design provides opportunity for tree planting in the future in accordance with the provisions in the Wellingborough Town Centre Public Real Strategy SPD. The removal of trees is required and these will be covered by a separate application (Tree Preservation Order).

The proposed lighting is shown on drawing no.9523-007-012. Initially on ROAD A, 8m steel columns with post top mounted luminaires will be provided. These will be
upgraded to accord with the development in the future. On ROAD B permanent 8m steel columns with post top mounted luminaires will be provided.

**RELEVANT PLANNING HISTORY:**
None.

**NATIONAL AND LOCAL PLANNING POLICY:**
Planning Policy Statement 1 – Delivering Sustainable Development  
Planning Policy Statement 4 – Planning for Sustainable Economic Growth  
Planning Policy Guidance Note 13 – Transport  
North Northamptonshire Core Spatial Strategy  
  - Policy 4 – Enhancing Local Connections  
  - Policy 6 – Infrastructure Delivery and Developer Contributions  
  - Policy 13 – General Sustainable Development Principles  
Wellingborough Town Centre Area Action Plan (WTCAAP)  
  - Policy WTC 12 – Heritage  
  - Policy WTC 15 – Public Realm Quality  
  - Policy PS 3 – High Street/Jackson's Lane Site  
Wellingborough Town Centre Public Realm Strategy SPD  
Wellingborough Town Centre Development Planning Brief for High Street/Jackson’s Lane  
Wellingborough Town Centre Public Real Materials Palette Informal Guidance  
NNJPU Sustainable Design SPD  
Parking SPG  
Planning Out Crime in Northamptonshire SPG

**SUMMARY OF REPLIES TO CONSULTATIONS/REPRESENTATIONS RECEIVED:**

1. **NCC Highways** - the proposed highway layout is generally satisfactory and, subject to its construction in accordance with the specification of Northamptonshire County Council and to appropriate procedures, consideration will be given to its adoption as highway maintainable at the public expense. In pre-application discussions the project team has been advised that, whilst Road B is considered to be of sufficient utility to the public at large to be considered as highway maintainable at the public expense, the public parking area proposed to be established in the area would not be considered for adoption by the highway authority.

   To be acceptable Road B should be laid out as an access road with a carriageway width of 5.5m, a footway 1.8m wide on one side, a service strip 1m wide to the rear of the properties having frontage to West Street together with a suitable turning area at the terminal point. If it is required to retain a public parking element this must be provided in a discrete location satisfactorily accessed from the public highway.

2. **NCC, Archaeology** - they have recommended the imposition of an archaeological condition.

3. **Northamptonshire Police** - we have serious concerns with reference to the safety and therefore the sustainability of the development. Northamptonshire Core Spatial Strategy 'Building sustainable communities' Section 4 makes it clear that
security of future residents is high on the list of the areas priorities, as does PPS1.

I apologise for the length of response, the applicants have not included me in the design process. The length of the response does also highlight my concerns regarding this application. I have not been able to cover all areas regarding security but have limited the response to the main areas of concern.

Northamptonshire Police is unable to provide specific comment to the proposed application due to a lack of information regarding crime prevention at this time. In the interest of the security and quality life of future occupants of the development. This is in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

The Design and Access Statement (DAS) submitted with this application does not demonstrate crime prevention/security measures and as such I am not in a position to make informed comment on this application. I do however have some general comments with reference to crime prevention and security.

Please can you approach the applicant for further information regarding designing out crime matters.

Summary table of consultation and responses refers to several concerns relating to crime and anti-social behaviour. The 'response' to these is ambiguous and does not state how they will mitigate against the existing issues and potentially new issues that may occur.

Ref 1 'concerns over existing anti-social behaviour behind houses will be made worse...' Response: ? This area has no surveillance and is now tucked behind 2 fences creating an area that could become a 'meeting area' or hide antisocial/criminal behaviour. The plan does show lights but lights are only helpful in reducing crime if someone can over see.

Ref 3 'increase in crime vandalism/anti-social behaviour' Response: Again no mention of how this is being addressed?

Ref 6 'no safe footway along Jacksons Lane' Response: Again no mention of how this is being addressed?

Ref 9 Response 'access to rear parking with a semi-private gated landscaped road'. The plans do not show this gated area?

Ref 31 'importance of designing out crime' Response: Again no mention of how this is being addressed? The applicant has not shown within this application that this has been considered.

Ref 62 Concerns about vandalism, crime and litter' Response: 'Noted'
This development will have a huge impact on community safety, the quality of life of the new and existing residents and as such reducing the likelihood of crime should be a fundamental part of the design.

Wellingborough Council have a Mission statement 'Making Wellingborough a place to be proud of’ PRIDE.

- Promoting high quality growth.
- Reducing crime and anti-social behaviour.
- Improving life chances for young people.
- Delivering efficient and responsive services.
- Enhancing the environment.

‘All plans throughout the Council, whether they are Corporate, by service or down to an individual, are aligned and link to this set of priorities’. Designing out Crime meets all of these ideals and as such should be integral within all planning applications.

This application does not show how this site will achieve these goals and it does not address the issues relating to crime and anti-social behaviour. This is Phase one of the Highways works for the Town centre and as such should encompass the ethos of ‘PRIDE’.

I hope that this will open the channels of communication between Northamptonshire Police and the applicants to help achieve a holistic approach to the development that will enhance the lives of the existing and future residents of the area. This approach is particularly important at this time of huge public sector change.

All the points raised do comply with the North Northamptonshire Core Spatial Strategy in accordance with Policy 13 and I consider are commensurate with the risk. If you or the developer would like to discuss these points raised please do not hesitate to contact me. The future success and sustainability of this development can be critically influenced by crime, and Northamptonshire Police need to have a major impact on design issues.

Thank you for giving me the opportunity to comment on this application it goes a long way to show that community safety will be taken in to account and that the planning department recognise that anti-social behaviour and crime is not only a police issue but a partnership responsibility.

**ASSESSMENT:**

The redevelopment aspirations for the area are set out in the WTCAAP and the Wellingborough Town Centre Development Planning Brief for High Street/Jackson’s Lane. The Wellingborough Town Centre Public Realm Strategy Supplementary Planning Document (SPD) and the informal guidance contained in the Wellingborough Town Centre Public Real Materials Palette provide more detailed guidance and standards in respect of public realm works. A key objective of the WTCAAP is to enhance the quality, attractiveness and connectivity of the town centre through physical improvements to the public realm. Streets should be improved using high quality
coordinated materials, whilst improvements are also sought to pedestrian and vehicular
environment by ensuring that routes are clear, safe, attractive and convenient. The
roads that form this application have been developed from the outline shown in the
planning brief and the SPD as follows.

**ROAD A – Access Road from Oxford Street**
The basic layout shown in the proposals has been developed in accordance with the
Northamptonshire Place and Movement Guide and Manual for Streets. The
carriageway and footway widths are shown on the General Arrangement drawing 9523-
007-006 (attached) and have been developed to reflect the volume and nature of traffic
expected to use the route, based on the development type and density outlined as
follows:

The principle dimensions are;
Carriageway Widths: ROAD A Width: 6.1m
ROAD B Width: 5.5m
Access at ROAD A Ch 50m: 4.8m
Access at ROAD A Ch 60m: 4.8m
Access at ROAD A Ch 80m: 5.5m
Footway Widths: ROAD A: 2.0m
ROAD B: 1.2m

The junction layouts and radii have been selected to ensure they are suitable for their
purpose outlined in the SPD.

Junction Radii: ROAD A junction with Oxford Street: 9m and 10m
ROAD A junction with ROAD B: 6m
ROAD A junction with West Street: 6m
Accesses at ROAD A Ch 50m, 60m and 80m: 5m

No disabled parking spaces are proposed due to the restrictive nature of the site. It is
anticipated that this will be a requirement of the future development. Parking spaces
have been accommodated within the layout wherever possible. Parking sizes are:

ROAD A: All parking bays are parallel to the direction of traffic and are 1.8m in width.
Individual spaces are not demarcated to maximise parking flexibility. The proposed
layout can accommodate 22 vehicles based on a typical 6m length.

ROAD B: Individual parking spaces of 4.8m x 2.4m are demarcated perpendicular to
the direction of traffic. The proposed layout can accommodate 24 vehicles.

Traffic Regulation Orders will be required to prevent parking on ROAD A and ROAD B
other than in marked car parking spaces. Parking restrictions and control will be a
matter for Northamptonshire County Council.

Visibility at junctions has been provided in accordance with the Manual for Streets.

A 1.8m high steel frame and timber panel fence with vehicular and pedestrian gates
(Unison by Top Security Fencing) is proposed along the western boundary of ROAD B

...
to the rear of the existing West Street residential properties. It is not proposed to erect fences on any other boundaries as part of this application.

ROAD B Access route to rear of West Street housing.
The SPD proposed that access to the new parking for West Street properties would be provided by a link adjacent to 48 West Street. However, existing ground levels would have required a retaining wall to retain 48 West Street and prevent encroachment into the south development area. In addition, access would only be available from the northwest because West Street is one-way, running in a southeast direction.

It is therefore now proposed that access is taken from ROAD A which in turn links to Oxford Street. This will allow access to be gained from all directions, minimising detour lengths. This layout also reduces costs by avoiding a retaining wall and leaves a more flexible land area for future development.

Access: The roads will accommodate all vehicles generally associated with the development aspirations of the SPD. As both ROAD A and ROAD B are cul-de-sacs, turning areas are proposed to accommodate cars and refuse vehicles. Long vehicles can use ROAD B as a u-turn facility ensuring all vehicles can exit ROAD A onto Oxford Street in a forward direction. No-through road signs are proposed at the ROAD A junction with Oxford Street.

Pedestrians and those with impaired mobility will be accommodated on footways with road crossings designed in accordance with Manual for Streets, DMRB TA90, LTN 2/95 and DETR ‘Guidance on the use of tactile paving surfaces’. Cyclists are accommodated on the carriageway. A pedestrian link is proposed from ROAD B to West Street to maintain existing pedestrian movements. Pedestrian movements from ROAD A to existing car parks will not be restricted.

In principle therefore, the proposal is acceptable and satisfactory, compliant with the provisions in the Action Plan and consistent with the provisions in the Adopted SPD.

Design, Appearance and Impact on the Conservation Area
The Wellingborough Town Centre Public Realm Strategy SPD and the Wellingborough Town Centre Public Real Materials Palette Informal Guidance set out the materials to be used for this and adjacent areas of re-development where appropriate. The PALETTE classifies ROAD A as PLATINUM and GOLD specification and ROAD B as SILVER specification. The proposed development is broadly consistent with the provisions in the documents.

The Committee’s attention is drawn to the provisions at section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which refer to the duty of the decision maker to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The proposal would enhance the appearance of the street scenes and therefore passes the statutory test.

Highway and Community Impact
The impact of the new highways on the surrounding road network has been considered as part of the preparation of both the WTCAAP and the SPD. This notwithstanding a traffic assessment is submitted with the proposal. Access to existing public parking
behind High Street will remain from Jackson’s Lane and High Street. The works will reduce the existing parking spaces from 413 to 333, a loss of 80 spaces. However, ROAD A and ROAD B will provide parking spaces for 24 and 22 cars respectively, resulting in a loss of 34 spaces from the existing layout.

There will be no vehicular access to existing car parks from ROAD A or ROAD B. Throughout construction access will remain to the rear of the West Street properties. Construction noise, dust and vibration will be minimised by ensuring the contractor is bound by the Code of Considerate Contractors.

The Action Plan, SPD and indeed the application proposals were developed in consultation with the local community as set out in the submitted ‘Statement of Community Involvement’. The statement considered all aspects of the development including movement in and around the site, building quality and urban design principles.

It is not proposed to provide any attenuation or grey water system for the road drainage because of the poor quality run-off and limited land available. Where appropriate the adjacent developments could be required to provide this benefit. At the design stage, Anglian Water have been consulted in relation to foul and surface Water sewer connection requirements. Both ROAD A and ROAD B will be positively drained through gullies and carrier pipes.

Response to the Representation of Northamptonshire Police
The Borough Council Growth and Development Manager has responded to the representation of the Northamptonshire Police as follows:

This planning application is for the construction of the first phase on infrastructure which will then allow the Council to sell the land or seek a Developer partner to develop the mixed use development of the site. One of the requirements for any developer will be the consideration of crime prevention and designing out crime within their schemes. The Council has developed a Development Planning Brief for the High Street/Jacksons Lane site in July 2006 and has reviewed the scheme as part of the Town Centre Area Action Plan. Both of these documents were considered crime prevention and designing out crime issues and were consulted on with stakeholders including Northamptonshire Police.

The Summary of consultation refers to comments received during the consultation of the High Street Development Brief which were addressed in the adopted version of this brief. Specifically in response to your comments:

Ref 1 - The alleyway at the rear of West Street has been purchased as part of the Councils Compulsory Purchase Process and the 2 fences will be replaced as part of this road construction with one fence with pedestrian and in most cases vehicular access onto the new road.

Ref 3 - Following the report of this consultation to Committee changes were made to the scheme to the (revised) Illustrative Masterplan; the (revised) Land Use and Building Heights Plan; The (revised) Parking Plan; (new) West Street 3-D Illustration; the (revised) accommodation table with (revised Block Reference plan).
Ref 6 - please ref 3 above. A footway on Jacksons Lane has been included in the Development Brief.

Ref 9 - This was the proposal included in the Development Brief, this has been reviewed and the road identified in this planning application is not gated. It is an access road for properties on West Street and any new development, this road will ultimately be adopted by NCC.

Ref 31 - as mentioned above this planning application is to gain permission to build a road which will then prompt further planning applications and schemes to come forward which will need to address crime prevention and designing out crime.

Ref 62 - The road within this planning application will be adopted by NCC and in the meantime as it is on BCW owned land this will be maintained by BCW. Other issues relating to maintenance and vandalism will need to be addressed by a developer with the Council to ensure that an appropriate management company or commuted sum is provided to allow a high level of maintenance etc.

This road will allow the delivery of the first phase of the Council’s Town Centre Area Action Plan (TCAAP) and will meet the Councils Promote high quality growth and Enhancing the environment Objectives.

**RECOMMENDATION:**
Grant permission subject to the following condition.

| 1. The development shall be begun not later than the expiration of three years beginning with the date of this permission. |
| 2. No development shall take place within the area indicated until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. |

**Reason:**
1. Required to be imposed pursuant to S51 of the Planning and Compulsory Purchase Act 2004.
2. To safeguard archaeological interest on the site.

**INFORMATIVES:**
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:
   - North Northamptonshire Core Spatial Strategy
   - Policy 4 - Enhancing Local Connections
   - Policy 6 - Infrastructure Delivery and Developer Contributions
   - Policy 13 - General Sustainable Development Principles
   - Wellingborough Town Centre Area Action Plan (WTCAAP)
   - Policy WTC 12 - Heritage
Policy WTC 15 - Public Realm Quality
Policy PS 3 - High Street/Jackson's Lane Site

2. The applicant is advised that this decision relates to the following drawing numbers received on the date shown:

<table>
<thead>
<tr>
<th>Drawing Numbers</th>
<th>Date Received</th>
</tr>
</thead>
<tbody>
<tr>
<td>9523-007-SK4 Rev O and 9523-007-006 Rev C.</td>
<td>10 September 2010</td>
</tr>
</tbody>
</table>
BOROUGH COUNCIL OF WELLINGBOROUGH
AGENDA ITEM
FOR INFORMATION

Planning Committee 20/10/2010

Report of the Head of Built Environment

APPLICATION REF: WP/2010/0252/C

PROPOSAL: Variation of Condition 13 of planning permission 07/00002/WAS to allow 2 further years to complete land levelling and restoration of site.

LOCATION: Sywell Aerodrome, Belman Gate, Holcot Lane, Sywell, Northampton. NN6 0BN

APPLICANT: Sywell Aerodrome Limited.

NOTE:
Approved by Northamptonshire County Council on 8th September 2010 subject to the following condition/s:-

Time Limit

1. The development to which this relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Scope of Permission

2. This planning permission shall only relate to the area edged red on the submitted plan Drawing No. 02 dated February 2007 hereafter referred to as the "site". The development hereby permitted shall only be carried out within the site in accordance with the details set out in the submitted application forms, supporting letter dated 16th April 2007 and accompanying documents and supplementary letter dated 20th June 2007 with attached letter dated 20th June 2007 from Abington Consulting Engineers Limited and letter dated 9th June 2010.

Reason: To define the scope of the permission and in the interest of clarity.
Land Levels

3. Except as may otherwise be agreed in writing by the Waste Planning Authority, finished ground levels shall be in accordance with the submitted 'Plans as Proposed' Drawing No. 02 dated February 2007.


Hours of Working

4. Except as may otherwise be agreed in writing by the Waste Planning Authority, site preparation, tipping, levelling and restoration operations and any associated activities shall be restricted to between the hours of 7.30am and 5.00pm Monday to Friday, and 8.00am to 1.00pm on Saturdays, with no such operations being carried out on the site on Sundays, Public or Bank Holidays.

Reason: To ensure that working on the site is carried out within reasonable hours so as to avoid disturbance to nearby residential properties and in accordance with Policy CS14 of the Northamptonshire Minerals and Waste Development Framework Core Strategy (2010) and Policy 15 of the Northamptonshire Waste Local Plan (2006).

Soil Handling, Storage and Reinstatement

5. a) Prior to tipping operations taking place all suitable topsoil shall be stripped from the tipping area and stored separately for re-use.

b) All operations referred to in a) of this condition shall be undertaken during suitable, dry weather conditions. During period of uncertain weather conditions, operations shall be undertaken in stages with breaks during wet weather.

c) In any event no soil stripping operations should be undertaken during the months October to April inclusive unless otherwise agreed in writing by the Waste Planning Authority.

d) Upon completion of the land levelling and reduced gradient operations the land shall be ripped to relieve compaction and the stored topsoil shall be replaced. The site shall then be grass seeded or turfed.

Reason: To enable proper handling and reinstatement of soils and to aid the restoration of the site in accordance with Policy 16 of the Northamptonshire Waste Local Plan (2006).

Type of Waste

6. No materials shall be imported and deposited on the site other than inert waste materials.
Reason: To specify the materials to be tipped in the interest of pollution control and the general amenity of the area in accordance with Policy CS14 of the Northamptonshire Minerals and Waste Development Framework Core Strategy (2010) and Policy 15 of the Northamptonshire Waste Local Plan (2006).

Access/Vehicle Routing

7. Access to and egress from the site shall be solely from the western section of the existing Bellman Gate access and all vehicles shall both access and exit the site via Kettering Road and that section of Holcot Lane to the north of Bellman Gate.


Archaeology

8. The archaeological interest of the site shall be safeguarded in accordance with the 'Project Design for an Archaeological Watching Brief at Sywell Aerodrome' submitted by Martin Tingle and dated 22 August 2007 as approved by the Waste Planning Authority on 5 September 2007.

Reason: To ensure that the archaeological interest of the site is appropriately preserved or recorded in accordance with Policy 11 of the Northamptonshire Waste Local Plan (2006).

Wheel Cleaning

9. No vehicles shall enter the public highway unless its wheels and chassis are clean, to prevent the deposit of mud, slurry or other debris on the public highway.

Reason: In the interest of highway safety and to prevent mud and dust getting onto the highway in accordance with Policy CS14 of the Northamptonshire Minerals and Waste Development Framework Core Strategy (2010) and Policy 8 of the Northamptonshire Waste Local Plan (2006).

Road Signage

10. The road signage shall be implemented and maintained in accordance with the details submitted by Abingdon Consulting Engineers Limited and contained in their drawing No. 07074/101A and dated 30 July 2007 as approved by the Waste Planning Authority on 5 September 2007. The road signage shall remain in place until the end date as set out in Condition 12 of this permission.

Reinstatement of Damage to Highway

11. The reinstatement of any damage to the highway in the immediate vicinity of the site as set out in a letter from Sywell Aerodrome received on 2 October 2007 shall be implemented no later than 6 months after the end date set out in Condition 12 of this permission having regard to the details submitted by Abington Consulting Engineers Limited in a 'before' survey of the condition of the highway in the immediate vicinity of the site entrance as approved by the Waste Planning Authority on 14 September 2007.

Reason: To ensure that no unreasonable deterioration to the highway occurs as a consequence of the development in accordance with Policy CS14 of the Northamptonshire Minerals and Waste Development Framework Core Strategy (2010) and Policy 8 of the Northamptonshire Waste Local Plan (2006).

End Date

12. The development hereby permitted shall cease not later than 7th January 2013 and the land shall be restored by this date in accordance with the conditions of this permission.

Reason: To specify the date when the conditions of this permission shall have been fully implemented and to enable the Waste Planning Authority to reconsider the development position in the light of circumstances prevailing at the end of the consent period in accordance with Policy 16 of the Northamptonshire Waste Local Plan (2006).

REASONS FOR APPROVAL
This proposal to extend the land levelling activities for a further two years will create some continued traffic impact upon the residential amenity of the occupants of the two bungalows immediately adjacent to the Bellman Gate access. However, bearing in mind the current levels of vehicular activity associated with the existing permitted commercial uses and that this is a temporary permission to complete a development which was previously permitted, it is not considered that this would result in an unreasonable level of impact such as to justify refusal of this application. All objections raised have been carefully considered and these mainly relate to compliance with conditions. These have been investigated and where necessary the site owner and operator have been required to manage the operations to prevent any issues of non-compliance and it is considered that the planning conditions are now being satisfactorily adhered to. Any potential future issues of non-compliance can be adequately monitored and enforced. Potential local amenity issues have therefore been considered and the proposal is considered acceptable having regard to Policy CS14 of the Northamptonshire Minerals and Waste Development Framework Core Strategy Development Plan Document (May 2010) and Policy 15 of the Northamptonshire Waste Local Plan (2006).
The following applications dealt with under the terms of the Deputy Chief Executive’s delegated powers.

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Applicant's Name</th>
<th>Location of Proposal</th>
<th>Description of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>WP/2010/0257/F</td>
<td>Mr Dean Pitt, C/o Agent.</td>
<td>117 Arkwright Road, Irchester.</td>
<td>Single storey extension - amended plan.</td>
</tr>
<tr>
<td>WP/2010/0263/F</td>
<td>Mr Chris Rubython</td>
<td>11 Little Lane, Wollaston.</td>
<td>Amendment to planning permission WP/2009/0499/F. Addition of conservatory to plot 2.</td>
</tr>
<tr>
<td>WP/2010/0268/FCOU</td>
<td>Wellingborough Homes</td>
<td>Land rear of 91-96 Thrush Lane, Wellingborough.</td>
<td>Removal of raised planting bed with change of use to construct 7 parking spaces.</td>
</tr>
<tr>
<td>WP/2010/0270/FCOU</td>
<td>Wellingborough Homes</td>
<td>Garage court/off road parking area, Shearwater Lane,</td>
<td>Removal of raised planting beds to create 5 additional parking spaces and associated external works including the removal of a garage block to be replaced with car parking spaces.</td>
</tr>
<tr>
<td>WP/2010/0271/FCOU</td>
<td>Wellingborough Homes</td>
<td>Garage court, Robin Lane, Wellingborough.</td>
<td>Removal of two raised planting beds to create 8 additional parking spaces and associated external works and landscape planting.</td>
</tr>
<tr>
<td>WP/2010/0272/FCOU</td>
<td>Wellingborough Homes</td>
<td>Garage court/off road parking area, Robin Lane, Wellingborough.</td>
<td>Removal of raised planting bed to create 6 additional parking spaces and associated external works including the removal of 2 sets of garage blocks and replaced with car parking spaces.</td>
</tr>
<tr>
<td>Application No.</td>
<td>Decision</td>
<td>Applicant’s Name</td>
<td>Location of Proposal</td>
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<tr>
<td>WP/2010/0279/AV</td>
<td>AC</td>
<td>Mr Ali Okur</td>
<td>23 Silver Street, Wellingborough. Front fascia and projecting signs (externally illuminated).</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Delight Kebabs</td>
<td></td>
</tr>
<tr>
<td>WP/2010/0286/F</td>
<td>REFUSED</td>
<td>Mr Gordon Betts</td>
<td>Land adjacent to 70 Queens Road, Wollaston. New house on land adjacent to 70 Queens Road, Wollaston, Northants. Re-submission following WP/2010/0040/F (withdrawn) and WP/2010/0152/F (refused).</td>
</tr>
<tr>
<td>WP/2010/0296/F</td>
<td>AC</td>
<td>Mr Davendra Patel</td>
<td>31 Alexandra Road, Wellingborough. Construction of single storey rear extension.</td>
</tr>
<tr>
<td>WP/2010/0299/F</td>
<td>AC</td>
<td>Mrs and Mrs Nigel Cole</td>
<td>Orchard House, 6 Isham Road, Orlingbury. Single storey extension to front and rear including conversion of garage to provide granny annex - revised scheme.</td>
</tr>
<tr>
<td>WP/2010/0300/F</td>
<td>AC</td>
<td>Mr and Mrs J Patel</td>
<td>5 Saxby Crescent, Wellingborough. Remove existing attached outbuilding and replace with a single storey extension with pitched roof. Extension to provide a larger kitchen/storage space. Ambulant disabled shower room. Dining room. Other works include extending existing carport roof and fitting new garage door.</td>
</tr>
<tr>
<td>WP/2010/0301/F</td>
<td>APPROVED</td>
<td>Alltyre Marketing Limited</td>
<td>Units 7-11, White House Industrial Estate, 80 Main Road, Earls Barton. Sub division of former factory/industrial building into small storage/workshop units (B1) all within the existing building.</td>
</tr>
<tr>
<td>Application No.</td>
<td>Decision</td>
<td>Applicant’s Name</td>
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<tr>
<td>WP/2010/0302/F</td>
<td>APPROVED</td>
<td>Mr Richard Stuart</td>
<td>Leyland Trading Estate Irthlingborough Road Wellingborough Development of an ancillary estate office incorporating security office with on site cafe, all within one building. The new development will sit to the side of the entrance to the estate as detailed on the attached plan.</td>
</tr>
<tr>
<td>WP/2010/0316/F</td>
<td>AC</td>
<td>Mr Gordon Fawcett</td>
<td>17 Cromer Road, Finedon. To erect a 'lean to' style conservatory.</td>
</tr>
<tr>
<td>WP/2010/0318/F</td>
<td>AC</td>
<td>Mrs Petit</td>
<td>55 Ecton Lane, Sywell. Demolition of existing dwelling and erection of two new detached dwellings.</td>
</tr>
<tr>
<td>WP/2010/0321/O</td>
<td>AC</td>
<td>Mr Philip Letts</td>
<td>Land adjacent 2 Irthlingborough Road, Finedon. Outline application for new dwelling with all matters reserved for future consideration.</td>
</tr>
<tr>
<td>WP/2010/0327/LB</td>
<td>AC</td>
<td>Miss Helen Curtis</td>
<td>1 Church Way, Grendon. Alterations to provide new window and door, construct parapet, render walls to existing single storey element (application for Listed Building Consent).</td>
</tr>
<tr>
<td>WP/2010/0328/FCOU</td>
<td>AC</td>
<td>Mr Fred Swailes</td>
<td>53 Wilby Road, Mears Ashby. Change of use of agricultural land to garden curtilage.</td>
</tr>
<tr>
<td>WP/2010/0330/F</td>
<td>REFUSED</td>
<td>Mr K Plant</td>
<td>41 Doddington Road, Wellingborough. First floor extension over existing garage and kitchen. New garage door. Render finish as existing. Colour TBC.</td>
</tr>
<tr>
<td>Application No. Decision</td>
<td>Applicant's Name</td>
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<tr>
<td>WP/2010/0331/F AC</td>
<td>Communities</td>
<td>The Grange, 108 Northampton Road, Earls Barton. Single storey extension to rear annex, with hipped roofs over and internal opening to link with existing accommodation, to provide enlarged Function Room.</td>
<td></td>
</tr>
<tr>
<td>WP/2010/0336/FCOU AC</td>
<td>Mr Alan Pitfield</td>
<td>8 Silver Street, Wellingborough. Change of use from existing A1 to D1 (Adult Education Training Centre).</td>
<td></td>
</tr>
<tr>
<td>WP/2010/0337/FCOU AC</td>
<td>Mr V Dattani</td>
<td>84b Albert Road, Wellingborough. Convert two storey rear outbuilding/store to a self contained flat.</td>
<td></td>
</tr>
<tr>
<td>WP/2010/0338/F AC</td>
<td>Mr and Mrs Hilliard</td>
<td>13 Pie Corner, Sywell. Single storey rear extension to existing bungalow to form kitchen/dining area.</td>
<td></td>
</tr>
<tr>
<td>WP/2010/0339/F APPROVED</td>
<td>Mrs Cynthia Rozario</td>
<td>29 Queensway, Wellingborough. Erection of fencing at rear of property (boundary).</td>
<td></td>
</tr>
<tr>
<td>WP/2010/0342/F AC</td>
<td>Mr Peter Walker</td>
<td>33 Abbots Way, Wellingborough. First floor side bathroom extension.</td>
<td></td>
</tr>
<tr>
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<tr>
<td>WP/2010/0343/F AC</td>
<td>Tophaven (Northampton) Limited</td>
<td>Land adjacent to 5 Mill Road, Bozeat. Amendment to dwellings approved under planning ref. WP/2009/0404/F. Revised floor plans and elevations.</td>
<td></td>
</tr>
<tr>
<td>WP/2010/0344/F AC</td>
<td>Mr Richard Sexton</td>
<td>14 Edward Road, Irchester. Proposed two storey side extension and rear ground floor extension.</td>
<td></td>
</tr>
<tr>
<td>WP/2010/0345/F AC</td>
<td>Mr Tim West</td>
<td>78 High Street, Earls Barton. Change of use from a factory to a residential development of 4 houses and 4 apartments and associated roads - re-submission following withdrawn application WP/2010/0108/F.</td>
<td></td>
</tr>
<tr>
<td>WP/2010/0346/F AC</td>
<td>Mr and Mrs Nigel Thornton</td>
<td>Rose Hill House, 2 Earls Barton Road, Mears Ashby. Erection of a single storey building to accommodate an indoor swimming pool, with link and associated facilities - re-submission following withdrawn application WP/2010/0211/F.</td>
<td></td>
</tr>
<tr>
<td>WP/2010/0348/F AC</td>
<td>Mr Setford</td>
<td>7 Little Lane, Wollaston. Full refurbishment, extension, internal alteration and detached double garage.</td>
<td></td>
</tr>
<tr>
<td>WP/2010/0349/O AC</td>
<td>Mrs Sandra Stevens</td>
<td>Land between 58 and 60 Hardwick Road, Wellingborough. Outline planning application for the construction of a new three bed-roomed detached property on land to the side of 58 Hardwick Road - access, layout and scale to be determined at this stage. Re-submission following refusal of planning application WP/2009/0221/O.</td>
<td></td>
</tr>
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</tr>
<tr>
<td>WP/2010/0353/F</td>
<td>AC</td>
<td>Mr Colin Eborall Shopfitter-UK Limited</td>
<td>Thrift House, 60c Oxford Street, Wellingborough. To replace the existing silver coloured aluminium and glass shop front with a new gunmetal grey powder coated coloured aluminium and glass shop front.</td>
</tr>
<tr>
<td>WP/2010/0354/F</td>
<td>AC</td>
<td>Mr Kevin Shooter</td>
<td>15 Bush Close, Wellingborough. Remove polycarbonate roof from conservatory. Build brick piers to corners and form tiled roof to match house with velux roof windows and fit 2 new rosewood UPVC windows to match existing in conservatory.</td>
</tr>
<tr>
<td>WP/2010/0356/NMA</td>
<td>APPROVED</td>
<td>Mr Peter Smith</td>
<td>2a Glenfield Drive, Great Doddington. Application for non-material amendment to planning permission WP/2007/0478/F - insertion of rooflight into roof of attic store on elevation facing Glenfield Drive.</td>
</tr>
<tr>
<td>WP/2010/0357/F</td>
<td>AC</td>
<td>Mr Ryan Samson</td>
<td>37a Newcomen Road, Wellingborough. Two storey extension to the rear of the property, to create a kitchen on the ground floor and an additional bedroom on the first floor.</td>
</tr>
<tr>
<td>WP/2010/0358/F</td>
<td>APPROVED</td>
<td>Miss Janine Davis</td>
<td>The Old Barn, 161 Ecton Lane, Sywell. Single storey extension.</td>
</tr>
<tr>
<td>WP/2010/0363/NMA</td>
<td>APPROVED</td>
<td>Mr K Sharma</td>
<td>4 Hornby Road, Earls Barton. Application for non-material amendment to planning permission WP/2009/0369/F to install new window into existing bathroom.</td>
</tr>
<tr>
<td>Application No.</td>
<td>Decision</td>
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</tr>
<tr>
<td>WP/2010/0365/RVC</td>
<td>APPROVED</td>
<td>Dr John Fitton</td>
<td>Fox Lodge, 4 Manor Farm Close, Hardwick. Application to remove condition 4 (four) of planning permission WP/2007/0666/F in order to allow the creation of an English country garden to complement the house in particular and the village in general.</td>
</tr>
<tr>
<td>WP/2010/0366/F</td>
<td>AC</td>
<td>Mrs D Ward</td>
<td>11 Keats Road, Wellingborough. Two storey side extension to existing house.</td>
</tr>
<tr>
<td>WP/2010/0367/RM</td>
<td>AC</td>
<td>Mr and Mrs A Docker</td>
<td>Land adjacent 37 Easton Lane, Bozeat. Design and external appearance of proposed dwelling including access (Reserved Matters application pursuant to conditions 1 and 2 of planning permission ref. WP/2008/0473/O).</td>
</tr>
<tr>
<td>WP/2010/0391/NMA</td>
<td>APPROVED</td>
<td>Mr Tony Hillary (No. 4) LLP</td>
<td>28 - 44 (evens), 60 - 64 &amp; 66 - 80 Huxley Close, Wellingborough. Unit 2c - installation of 1 no. window to serve first floor mezzanine. Unit 2d - installation of 4 no. windows to serve first floor mezzanine - application for non material amendment following approval of WP/2007/0491/FM.</td>
</tr>
</tbody>
</table>

**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, Built Environment, Croyland Abbey, Tithe Barn Road, Wellingborough.
## APPLICATION DECISIONS

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Name &amp; Address</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>FP 2010/0250 B</td>
<td>Jason French</td>
<td>Loft conversion with dormer window.</td>
</tr>
<tr>
<td></td>
<td>9 Doddington Road</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Wilby</td>
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<tr>
<td></td>
<td>Wellingborough</td>
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</tr>
<tr>
<td>DI 2010/0874 A</td>
<td>Mrs Desai</td>
<td>Ground floor bathroom extension for the benefit of a disabled person.</td>
</tr>
<tr>
<td></td>
<td>30 Alexandra Road</td>
<td></td>
</tr>
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<td></td>
<td>Wellingborough</td>
<td></td>
</tr>
<tr>
<td>PS 2010/1153</td>
<td>South Northants Council</td>
<td>Alterations and extension.</td>
</tr>
<tr>
<td></td>
<td>67 Ridgmont</td>
<td></td>
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<td></td>
<td>Deanshanger</td>
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</tr>
<tr>
<td></td>
<td>Northants</td>
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</tr>
<tr>
<td>FP 2010/1335</td>
<td>AJB &amp; RLB Limited</td>
<td>Creation of small first floor office.</td>
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<tr>
<td></td>
<td>74 Leyland Trading Estate</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Irthlingborough Road</td>
<td></td>
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<td></td>
<td>Wellingborough</td>
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</tr>
<tr>
<td>FP 2010/1338 MAS</td>
<td>Mr Rob Thomas</td>
<td>Proposed development of 5 houses and 11 flats.</td>
</tr>
<tr>
<td></td>
<td>Boothville Roofing Limited</td>
<td></td>
</tr>
<tr>
<td></td>
<td>11 and 13 Castle Street</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Wellingborough</td>
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</tr>
<tr>
<td>FP 2010/1542</td>
<td>Mr and Mrs S Hilliard</td>
<td>Single storey rear extension.</td>
</tr>
<tr>
<td></td>
<td>13 Pie Corner</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sywell</td>
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<td>Wellingborough</td>
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</tr>
<tr>
<td>FP 2010/1560</td>
<td>Saxby Brothers Properties Limited</td>
<td>Change of use to form six flats.</td>
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<tr>
<td></td>
<td>126 Midland Road</td>
<td></td>
</tr>
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<td>Wellingborough</td>
<td></td>
</tr>
<tr>
<td>FP 2010/1591</td>
<td>Leo Plant</td>
<td>Two storey extension to side and rear of property.</td>
</tr>
<tr>
<td></td>
<td>38 Wollaston Road</td>
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</tr>
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<td></td>
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<td>Wellingborough</td>
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<tr>
<td>FP 2010/1592</td>
<td>Mr Umesh Patel</td>
<td>Single storey side and rear extension and room in the roof.</td>
</tr>
<tr>
<td></td>
<td>17 Leys Road</td>
<td></td>
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<td></td>
<td>Wellingborough</td>
<td></td>
</tr>
</tbody>
</table>
Application No. | Name & Address | Description
--- | --- | ---
DI 2010/1596 | Lovell Partnerships Limited 55a Henshaw Road Wellingborough | Disabled adaption's to existing bathroom to create 'shower room'.
ACCEPTED |

DI 2010/1597 | Lovell Partnerships Limited 94 Priory Road Wellingborough | Disabled adaption's to existing bathroom to create 'shower room'.
ACCEPTED |

DI 2010/1598 | Lovell Partnerships Limited 70 Kingsway Wellingborough | Disabled adaption's to existing bathroom to create 'shower room'.
ACCEPTED |

DI 2010/1599 | Lovell Partnerships Limited 3 Dale House Hill Street Wellingborough | Disabled adaption's to existing bathroom to create 'shower room'.
ACCEPTED |

DI 2010/1600 | Lovell Partnerships Limited 161 Henshaw Road Wellingborough | Disabled adaption's to existing bathroom to create 'shower room'.
ACCEPTED |

DI 2010/1601 | Mr Ross Duncker 6 Dolben Close Finedon Wellingborough | Proposed rear extension to incorporate disabled annex and rear extension.
ACCEPTED |

BN 2010/1602 | Mr Dennis Hall 2 Duck End Wollaston Wellingborough | Conversion of garage to 2 bedroom residential.
ACCEPTED |

FP 2010/1603 | Mr J Wright 20 John Gray Road Great Doddington Wellingborough | G. F. Rear extension.
APPROVED |

FP 2010/1604 | Mr B Ely 104 Station Road Irchester Wellingborough | G. F. extension (Rear).
APPROVED |
<table>
<thead>
<tr>
<th>Application No.</th>
<th>Name &amp; Address</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>FP 2010/1605</td>
<td>Mr and Mrs M Beeby</td>
<td>Construction of single storey rear extension.</td>
</tr>
<tr>
<td></td>
<td>19 London Road</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bozeat</td>
<td></td>
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<td></td>
<td>Wellingborough</td>
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</tr>
<tr>
<td>DI 2010/1621</td>
<td>Jobson</td>
<td>Conversion of existing shower room into a level access shower</td>
</tr>
<tr>
<td></td>
<td>26 Gisburne Road</td>
<td>room (dfg).</td>
</tr>
<tr>
<td></td>
<td>Wellingborough</td>
<td></td>
</tr>
<tr>
<td>BN 2010/1622</td>
<td>Cenk Ufacik</td>
<td>The chimney upstairs will be knocked down.</td>
</tr>
<tr>
<td></td>
<td>33 Steele Road</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Wellingborough</td>
<td></td>
</tr>
<tr>
<td>BN 2010/1623</td>
<td>Mrs Patel</td>
<td>Removal of supporting wall.</td>
</tr>
<tr>
<td></td>
<td>8 Burford Way</td>
<td></td>
</tr>
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<td></td>
<td>Wellingborough</td>
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</tr>
<tr>
<td>FP 2010/1624</td>
<td>Mr J Pettit</td>
<td>Two storey domestic extension.</td>
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<tr>
<td></td>
<td>59 Sunnyside</td>
<td></td>
</tr>
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<td></td>
<td>Earls Barton</td>
<td></td>
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<td></td>
<td>Wellingborough</td>
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</tr>
<tr>
<td>FP 2010/1625</td>
<td>Mr Michael John Lawson</td>
<td>Part conversion of existing workshop.</td>
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<tr>
<td></td>
<td>26 Main Street</td>
<td></td>
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<td></td>
<td>Little Harrowden</td>
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<td>Wellingborough</td>
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<tr>
<td>BN 2010/1629</td>
<td>Miss Rachel Biddle</td>
<td>Kitchen alterations - take out wall and insert steel beam.</td>
</tr>
<tr>
<td></td>
<td>1 Brook Vale</td>
<td></td>
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<td></td>
<td>Wilby</td>
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<td></td>
<td>Wellingborough</td>
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</tbody>
</table>
# APPLICATIONS DEALT WITH UNDER THE BUILDING REGULATIONS

## APPLICATION DECISIONS

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Name &amp; Address</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>FP 2010/1632</td>
<td>Mr Terry Schofield, The Stanley Mews Community Trust</td>
<td>The Stanley Mews Trust is a charitable Trust that provides accommodation and support for adults with learning difficulties on site. The application relates to the office accommodation. The Trust does not currently have enough office space or a designated beverage point, this application proposes to remedy this deficiency. The proposal is to construct single storey side extensions to the East and West, sited within Stanley mews off Stanley Road. The Scheme will have a beverage point, a re-positioned W.C. and some additional office space.</td>
</tr>
<tr>
<td>FP 2010/1633</td>
<td>Mr and Mrs D Letts</td>
<td>2 storey extension and internal alterations.</td>
</tr>
<tr>
<td>DI 2010/1634</td>
<td>Shawn Martin</td>
<td>L/A Shower.</td>
</tr>
<tr>
<td>BN 2010/1684</td>
<td>Wellingborough Homes</td>
<td>Domestic upgrade of thermal insulation, Knauf wall insulation system, external walls plus window door replacement.</td>
</tr>
<tr>
<td>DI 2010/1687</td>
<td>Mrs H Nyando</td>
<td>Wet room.</td>
</tr>
<tr>
<td>FP 2010/1688</td>
<td>Mrs Kirstin White Isham C.E.V.A. Primary School</td>
<td>New pergola extension to provide covered area for reception class.</td>
</tr>
</tbody>
</table>
### PLANNING COMMITTEE

APPLICATIONS DEALT WITH UNDER THE BUILDING REGULATIONS

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Name &amp; Address</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>FP 2010/1689</td>
<td>Mr and Mrs A Moore 35 Easton Lane</td>
<td>Single storey side extension.</td>
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<tr>
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<tr>
<td>BN 2010/1690</td>
<td>Paul Hill 18 Fullwell Road Bozeat</td>
<td>Garage attached to side of property.</td>
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<td>Wellingborough</td>
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<tr>
<td>FP 2010/1693</td>
<td>Mr and Mrs K Fuller 28 Bradshaw Way</td>
<td>Alterations.</td>
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<td>Irchester</td>
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<td>Wellingborough</td>
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<tr>
<td>DI 2010/1694</td>
<td>Mrs Wahema 75 Elsdon Road Wellingborough</td>
<td>Level access shower.</td>
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<tr>
<td>BN 2010/1696</td>
<td>Philip John Kennedy 34 Western Way</td>
<td>Domestic extension.</td>
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</tr>
<tr>
<td>FP 2010/1725</td>
<td>Victoria Philipson 28 Hope Street</td>
<td>Enclosure of the existing front porch and erection of a part single, part 2 storey rear extension.</td>
</tr>
<tr>
<td></td>
<td>Bozeat</td>
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<td>Wellingborough</td>
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<tr>
<td>DI 2010/1726</td>
<td>GAME Construction 59 Charles Robinson Court</td>
<td>Propose first floor level access shower room.</td>
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<td></td>
<td>Gillitts Road Wellingborough</td>
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<tr>
<td>DI 2010/1727</td>
<td>Wellingborough Homes 5 Pope Road</td>
<td>To form OT bathroom for tenant.</td>
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<tr>
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<tr>
<td>DI 2010/1728</td>
<td>Wellingborough Homes 169 Shelley Road</td>
<td>To form OT bathroom for tenant.</td>
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<tr>
<td>Application No.</td>
<td>Name &amp; Address</td>
<td>Description</td>
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<tr>
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</tr>
<tr>
<td>DI 2010/1729</td>
<td>Wellingborough Homes 110 Queensway Wellingborough</td>
<td>To form OT bathroom for tenant.</td>
</tr>
<tr>
<td>ACCEPTED</td>
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<tr>
<td>DI 2010/1730</td>
<td>Wellingborough Homes 187 Minerva Way Wellingborough</td>
<td>To form OT bathroom for tenant.</td>
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<tr>
<td>ACCEPTED</td>
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<tr>
<td>DI 2010/1731</td>
<td>Wellingborough Homes 5 Canonbury Wellingborough</td>
<td>To form OT bathroom for tenant.</td>
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<tr>
<td>ACCEPTED</td>
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<tr>
<td>DI 2010/1732</td>
<td>Wellingborough Homes 14 Keswick, Shelley Road Wellingborough</td>
<td>To form OT bathroom for tenant.</td>
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<tr>
<td>ACCEPTED</td>
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<tr>
<td>BN 2010/1734</td>
<td>E C Torlot 8a Pytchley Road Orlingbury Wellingborough</td>
<td>Rear extension and internal alterations and new roof</td>
</tr>
<tr>
<td>ACCEPTED</td>
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</tr>
<tr>
<td>FP 2010/1736</td>
<td>Mr Stuart Docker 51 London Road Wollaston Wellingborough</td>
<td>Proposed new external skin of blockwork together with associated foundations, insulation and rendering to the gable wall.</td>
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<tr>
<td>APPROVED</td>
<td></td>
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</tr>
<tr>
<td>BN 2010/1744</td>
<td>Mrs Catherine Martin 11 The Fairway Wellingborough</td>
<td>A 4x1 single storey extension with a pitched roof.</td>
</tr>
<tr>
<td>ACCEPTED</td>
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<tr>
<td>BN 2010/1862</td>
<td>Belinda Skirrow 30 Orlingbury Road Little Harrowden Wellingborough</td>
<td>Garage conversion.</td>
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<tr>
<td>ACCEPTED</td>
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<tr>
<td>BN 2010/1867</td>
<td>Kenneth Kendell 25 Windmill Close Wollaston Wellingborough</td>
<td>Underground drainage including access re-wet room for disabled person and lintel for new opening/kitchen.</td>
</tr>
</tbody>
</table>
### Application Decisions

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Name &amp; Address</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>DI 2010/1868</td>
<td>Mrs Warner 7 Church Street Finedon Wellingborough</td>
<td>Level access shower.</td>
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<tr>
<td>ACCEPTED</td>
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<tr>
<td>FP 2010/1869</td>
<td>Keith Banham Orient House Church Way Wellingborough</td>
<td>Removal of existing walls and internal alterations.</td>
</tr>
<tr>
<td>APPROVED C</td>
<td></td>
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<tr>
<td>BN 2010/1879</td>
<td>Mr Kevin Shooter 15 Bush Close Wellingborough</td>
<td>Remove polycarbonate roof from conservatory. Build brick piers to corners, form tiled roof to match house with velux windows and fit 2 new rosewood UPVC windows to match existing.</td>
</tr>
<tr>
<td>ACCEPTED</td>
<td></td>
<td></td>
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<tr>
<td>BN 2010/1901</td>
<td>Mr Kaushik Gowa 60 Shelley Road Wellingborough</td>
<td>Garage conversion to living room/bedroom and extend rear kitchen extension size (2.73m by 1.80m)</td>
</tr>
<tr>
<td>ACCEPTED</td>
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<td></td>
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<tr>
<td>FP 2010/1904</td>
<td>Mr R Aslett 56 Spencer Road Wellingborough</td>
<td>Attached garage.</td>
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<tr>
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<tr>
<td>BN 2010/1936</td>
<td>Thomas Anthony West 15 Reynolds Close Wellingborough</td>
<td>Removing wall between kitchen and dining room put in appropriate lintel.</td>
</tr>
<tr>
<td>ACCEPTED</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WI 2010/1940</td>
<td>Mrs C Reynolds 12 Albert Road Finedon Wellingborough</td>
<td>Fit front and back UPVC doors.</td>
</tr>
<tr>
<td>ACCEPTED</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DI 2010/1955</td>
<td>W S Howe &amp; Co. 27 Sywell Avenue Wellingborough</td>
<td>To make connection to existing foul drainage to feed new ground floor WC area.</td>
</tr>
</tbody>
</table>
### PLANNING COMMITTEE

### APPLICATIONS DEALT WITH UNDER THE BUILDING REGULATIONS

#### APPLICATION DECISIONS

**BOROUGH OF WELLINGBOROUGH**

Date: 05/10/2010

<table>
<thead>
<tr>
<th>Application No.</th>
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</thead>
<tbody>
<tr>
<td>DI 2010/1959</td>
<td>Mrs J Chauhan</td>
<td>Level access shower room - internal access to ground floor w/c - new formation of steps.</td>
</tr>
<tr>
<td>ACCEPTED</td>
<td>18 Winstanley Road</td>
<td></td>
</tr>
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<td></td>
<td>Wellingborough</td>
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</table>