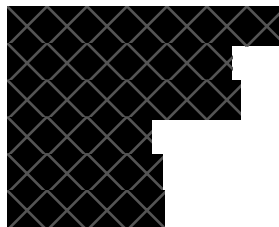


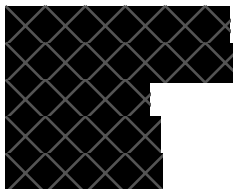


PEFULZ

**Name and address of agent:**



**Name and address of applicant:**



## NOTICE OF APPROVAL

**Town and Country Planning Act 1990 (as amended)**

### Part I – Particulars of application

**Date Valid:**  
**15 May 2023**

**Application Number:**  
**NE/23/00471/FUL**

**Location:**  
**Land Rear Of 29, St Marys Avenue, Rushden,**

**Description:**  
**Erection of 2 bedroom bungalow.**

### Part II – Particulars of decision

**North Northamptonshire Council having considered a valid application for the above development, in pursuance of its powers under the above mentioned act**

## GRANTS PERMISSION

**For the development as described in Part I above and in accordance with the application and plans submitted, subject to the following condition/s:**

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

**Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).**

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans:**

**o Location Plan, Block Plan, Ground Floor/Site Plan and Elevations  
Drawing No. 23\_TGH\_BC\_01 Revision A**

**Received by the Local Planning Authority on 15th May 2023.**

**Reason: To define the terms of the planning permission and to ensure that the development is carried out as permitted.**

- 3. No development above slab level shall take place until details of external materials, including fenestration, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

**Reason: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.**

- 4. The finished floor level of the bungalow hereby approved shall be in accordance with the following plan received by the Local Planning Authority on 15th May 2023, and thereafter maintained as such in perpetuity.**

**o Location Plan, Block Plan, Ground Floor/Site Plan and Elevations  
Drawing No. 23\_TGH\_BC\_01 Revision A**

**Reason: In the interests of visual and residential amenity.**

- 5. No development above slab level shall take place in connection with the development hereby approved until full details of:**

**i. Hard landscape works, to include but not be limited to, full details of boundary treatments (including the position, height, design, material) to be erected and paved surfaces (including manufacturer, type, colour and size).**

**ii. Soft landscape works, to include planting plans (which show the relationship to all underground services and the drainage layout), written specifications (including cultivation and other operations associated with plan and grass establishment), schedules of NE/21/00784/FUL Page 3 of 7 plants noting species, plant sizes, proposed numbers and densities, tree pit details (where appropriate) including, but not limited to, locations, soil volume in cubic metres, cross sections and dimensions.**

iii. Full details of landscape maintenance regimes.

iv. An implementation programme for the landscape works,

have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in full in accordance with the approved details.

The works shall be carried out in the first planting season and maintained in perpetuity.

Any trees or plants planted in connection with the approved soft landscape details which within a period of five years from planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies 3 & 8 of the North Northamptonshire Joint Core Strategy 2016.

6. No demolition or construction work (including deliveries to or from the site) shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays, Bank Holidays or Public Holidays unless otherwise agreed with the local planning authority.

Reason: To ensure the protection of the local amenity throughout construction works.

7. There shall be no burning of any material during construction, demolition or site preparation works.

Reason: To minimise the threat of pollution and disturbance to local amenity.

8. Prior to the first occupation of the residential unit hereby permitted, measures shall be implemented to encourage water use to no more than 105 litres / person / day (plus 5 litres / person / day external water use).

Reason: As this is an area of water stress and to accord with Policy 9 of the North Northamptonshire Joint Core Strategy.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order

revoking and re-enacting that Order with or without modification), no windows / dormer windows or any extensions to the dwellings hereby permitted, other than those expressly authorised by this permission, shall be erected.

**Reason:** To ensure adequate standards of privacy and amenity for both neighbouring and future occupiers, in the interest residential amenity.

- 10. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include and specify the provision to be made for the following:**
- i. Overall strategy for managing environmental impacts which arise during construction;**
  - ii. Measures to control the emission of dust and dirt during construction;**
  - iii. Control of noise emanating from the site during the construction period;**
  - iv. Hours of construction work for the development;**
  - v. Contractors' compounds, materials storage and other storage arrangements, cranes and plant, equipment and related temporary infrastructure;**
  - vi. Designation, layout and design of construction access and egress points;**
  - vii. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials**
  - viii. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;**
  - vx. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;**
  - x. and other similar debris on the adjacent public highways;**
  - xi. Storage of plant and materials used in constructing the development;**
  - xii. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.**

**The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.**

**Reason:** In the interests of residential amenity, highway safety and visual amenity in accordance with policy 13 and 16 of the North Northamptonshire Core Spatial Strategy (2008).

- 11. The development hereby approved shall not be constructed other than in accordance with Building Regulation M4(2).**

**Reason: In the interest of inclusive access in accordance with Council's policy to ensure homes meet diverse and changing needs.**

**INFORMATIVES:**

- 1. Please note that an application is required to discharge any conditions that require the Local Planning Authority to consider further information, including the conditions specified above. This may take up to eight weeks and requires a fee. More information can be found at [www.east-northamptonshire.gov.uk](http://www.east-northamptonshire.gov.uk)**
- 2. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.**

**Decision Date:**

**7 July 2023**

**Signed:**



Graeme Kane  
Interim Executive Director of Place and Economy

**NOTES:**

1. In reaching this decision the Council has implemented the requirement in the National Planning Policy Framework to deliver sustainable development in a proactive and positive way in accordance with paragraph 38.
2. A full report is available at:  
<https://www.east-northamptonshire.gov.uk/planningapplications>
3. Please note that a formal application is required to approve details reserved by conditions (where applicable). Approval of condition applications made under Article 27 of the Town & Country Planning (Development Management Procedure) (England) Order 2015 have a target determination period of 8 weeks and require a fee. Please programme in adequate time to avoid delay to your development. Details of how to apply can be found at:  
<https://www.northnorthants.gov.uk/applications-appeals-and-enforcement/make-planning-application>
4. Planning approvals may be monitored to ensure compliance. If development is found not to be in full accordance with the permission, the Council may stop the work, invite a fresh application and/or take enforcement action against the developer/owner.
5. This notice relates only to planning permission and does not include or imply consent under the Building Regulations or any other legislation for which a separate application may be required.
6. For advice and guidance about the Building Regulations, including the need for consent, please contact the Council's Building at  
[BuildingControl.ENC@northnorthants.gov.uk](mailto:BuildingControl.ENC@northnorthants.gov.uk) Information can also be obtained from the Council's website at:  
<https://www.northnorthants.gov.uk/building-control-and-local-land-charges>

**PURCHASE NOTICES:**

If permission is refused, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

## RIGHT OF APPEAL:

If you are aggrieved by the decision of the local planning authority to grant permission subject to the above conditions, then you can appeal to the Secretary of State under s.78 of the Town and Country Planning Act 1990.

The rules for lodging an appeal are set out in Article 37 of Town & Country Planning (Development Management Procedure) (England) Order 2015. The following is a summary of the rules:

1. If you wish to appeal against this decision you must do so on the relevant appeal form. Appeals may be made online for householder applications at <https://www.gov.uk/appeal-householder-planning-decision> and for full planning applications at <https://www.gov.uk/appeal-planning-decision>. If you are unable to use the online service, please contact the Planning Inspectorate's Customer Services Team on 0303 444 5000.
2. Completed appeals (forms and supporting documents set out in appeal form) must be received by the Planning Inspectorate within the relevant time scale set out in the table below. The Secretary of State has the power to allow a longer period for you to give notice of an appeal, but will not normally exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeal Type	Time Period
Appeal against decision where no enforcement action taken or pending	Six months from date of this decision notice
Appeal against decision where enforcement notice served in respect of substantially the same development: <ul style="list-style-type: none"><li>• Within two years before the date of the planning application, or</li><li>• Before the date of this planning decision and still in force</li></ul>	28 days from date of this decision notice
Appeal against decision where enforcement notice served in respect of substantially the same development: <ul style="list-style-type: none"><li>• On or after the date of this planning decision, and</li><li>• Is still in force</li></ul>	The <b>earlier</b> of the following dates: <ul style="list-style-type: none"><li>• 28 days from date enforcement notice is served, or</li><li>• Six months from date of this decision notice</li></ul>

These time scales are in relation to the appeal against the planning decision.

**The time scales for appeals against the enforcement notice (as set out in the enforcement notice) are not affected by this decision.**

3. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development with the conditions they

imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

4. If you intend to submit an appeal that you would like examined by inquiry then you must notify the local planning authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

For details how we treat your data, please see our Privacy Statement:  
[www.northnorthants.gov.uk/privacynotices](http://www.northnorthants.gov.uk/privacynotices)