



Planning Committee Report

Application Number: WNS/2022/1897/MAR

Location: Home Farm Church Way Whittlebury West
Northamptonshire NN12 8XS

Development: Reserved Matters Application - consent for 14 dwellings including layout, scale, appearance, landscaping and access (other than already approved as part of the outline permission) pursuant to outline application S/2019/0037/MAO (access included) for redevelopment of existing B1/B2/B8 units with residential development of up to 14 dwellings.

Applicant: Pury Hill Ltd

Agent: Ms Rebecca Beardsley

Case Officer: Daniel Callis

Ward: Deanshanger

Reason for Referral: Major development

Committee Date: 8th June 2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: THAT THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS

Proposal

Reserved Matters Application - consent for 14 dwellings including layout, scale, appearance, landscaping and access (other than already approved as part of the outline permission) pursuant to outline application S/2019/0037/MAO (access included) for redevelopment of existing B1/B2/B8 units with residential development of up to 14 dwellings.

Consultations

The following consultees have raised **objections** to the application:

- WNC Highways, Whittlebury Parish Council

The following consultees have raised **no objections** to the application:

- WNC Planning Policy, WNC Environmental Protection, WNC Strategic Housing, WNC Ecology, WNC Archaeology, WNC Heritage, Crime Prevention Design Advisor, NHS

The following consultees have provided **no response** to the application:

- Lead Local Flood Authority

3 letters of objection have been received and 0 letters of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Compliance with the outline permission
- Impact upon the character and appearance of the area
- Whether the internal road layout and parking arrangements are satisfactory
- Impact upon neighbouring amenity, and provision of amenity for future occupiers

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site represents an existing employment site located on the edge of the village of Whittlebury. The site covers an area of approximately 0.8 hectares and although relatively flat across the site it is positioned on the edge of a ridge which overlooks open countryside between Whittlebury and Silverstone. The site although on the edge of the village is located outside the village confines and therefore represents an area of open countryside.
- 1.2 Currently maintained as an employment site the buildings on the site are a mix of styles, conditions and in different uses with a variety of small businesses. In terms of heights the majority of the existing buildings are single storey particularly along the edge of the ridge but increasing to two storeys opposite the entrance to the site along Church Way.
- 1.3 Access to the site is maintained at a single point off Church Way. The access is on a blind bend with restricted visibility to the left which is made worse by the existing embankment and dense landscaping along the edge of Church Way.
- 1.4 To the immediate east of the application site is the Church of St Mary which is Grade II*. There are existing residential properties to the north and east.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The application seeks consent for all reserved matters in relation to outline planning permission. S/2019/0037/MAO. The proposal is to demolish all existing commercial buildings on the site and, in their place, erect 14 dwellings.

2.2 Access onto Church Way was approved as part of the outline permission, so is not within the remit of this application.

3 CONSTRAINTS

3.1 Site is located outside the confines of Whittlebury village and hence in open countryside;

3.2 Due to its elevated position the location of the site is very prominent particularly from the approach along Whittlebury Road leading up the hill from Silverstone;

3.3 There are a number of mature trees located on the boundary to the site;

3.4 The site lies within a 2km buffer of SSSI – Whittlewood Forrest;

3.5 The site lies within a 2km buffer of the following Local Wildlife Sites: 1. Wild Wood; 2. Foxhole Copse; 3. Birch & Linshire Copse; 4. Cheese Copse; and 5. Burcote Wood;

3.6 The site affects the setting of a grade II* listed building known as Church of St Mary;

3.7 Area is within an area of the following archaeological assets: 1. Open fields' project: Areas of Survival of Ridge & Furrow; 2. Whittlebury – medieval village; 3. Probable Iron Age Hillfort & Saxon Burh.

4 RELEVANT PLANNING HISTORY

4.1 The following planning history is considered relevant to the current proposal:

- S/2019/0037/MAO - Outline application (access included) for redevelopment of existing B1/B2/B8 units with residential development of up to 14 dwellings – APPROVED March 2021
- S/2018/1432/OUT - Outline application (access included) for redevelopment of existing B1/B2/B8 units with residential development comprising up to 14 dwellings together with new bakery – REFUSED September 2018.

5 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

5.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

5.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects the setting of a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 5.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving or enhancing the character or appearance of a conservation area.

Development Plan

- 5.5 The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted South Northamptonshire Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

- 5.6 The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S2 – Hierarchy of centres
- S3 – Scale and distribution of housing development
- S5 – Sustainable Urban Extensions
- S10 – Sustainable Development Principles
- S11 – Low Carbon and Renewable Principles
- E1 - Existing Employment Areas
- H1 - Housing Density and mix and type of dwellings
- H2 - Affordable housing
- H3 - Rural exception sites
- H4 - Sustainable housing
- INF1- Approach to Infrastructure Delivery
- INF2 - Contributions to Infrastructure Requirements
- BN1 - Green Infrastructure Connections
- BN2 - Biodiversity
- BN3 - Woodland Enhancement and Creation
- BN5 - The Historic Environment and Landscape
- R1 - Spatial Strategy for the Rural Areas
- R2 - Rural Economy

South Northamptonshire Local Plan (Part 2) (LPP2)

- 5.7 The relevant policies of the LPP2 are:

- SS1 - The Settlement Hierarchy
- SS2 - General Development Principles
- LH3 - Entry Level Exception Sites
- LH8 - Affordable Housing
- LH10 - Housing Mix And Type
- EMP1 - Supporting Skills
- EMP2 - Existing Commercial Sites
- INF1 - Infrastructure Delivery And Funding
- INF2 - Community Facilities
- INF3 - Education Facilities
- INF4 - Electric Vehicle Charging Points

- GS1 - Open Space, Sport And Recreation
- GS2 - Local Green Spaces
- GS3 - Residential Garden Extensions
- HE1 - Significance Of Heritage Assets
- HE2 - Scheduled Ancient Monuments And Archaeology
- HE5 - Listed Buildings
- NE2 - Special Landscape Areas
- NE3 - Green Infrastructure Corridors
- NE4 - Trees, Woodlands And Hedgerows
- NE5 - Biodiversity And Geodiversity

Material Considerations

5.8 Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Supplementary Planning Guidance
- Parking: Standards and Design (SPD)
- Developer Contributions (SPD)
- Housing (SPD)
- SNC Design Guide

6 RESPONSE TO CONSULTATION

6.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Whittlebury Parish Council	Objection	<p>Do not object to the principle of the development. However, do object to the proposed access (inter-vehicle visibility and pedestrian access into village).</p> <p><i>(Officer note: the design of the site access, including pedestrian connectivity, has already been approved as part of the outline permission and is not within the remit of this RM application)</i></p> <p>Comments:</p> <ul style="list-style-type: none"> • SUDs attenuation basin is outside the application site area • Bus service to village ceased 5 years ago
WNC Planning Policy	No objection	<p>No objection subject to:</p> <ol style="list-style-type: none"> 1. The requirements of the outline consent (including any associated Section 106) being complied with, and 2. Any associated reserved matters application being fully compliant with the

		requirements of the development plan, unless material considerations indicate otherwise.
WNC Strategic Housing	No objection	The applicant has stated that they are unable to provide any developer contributions, including affordable housing. A viability appraisal has been submitted with this application in support of this argument. Having reviewed the viability appraisal information provided it is accepted that it is indeed the case that the provision of developer contributions would make this development financially unviable.
WNC Heritage	No objection	In commenting on the initial proposal it was recognised that the site is relatively close to the listed church, on land which is set slightly lower down and separated from the churchyard by an existing garden. It was noted that, as long as the planting around the churchyard and adjoining garden is maintained, then the development of the site in the manner proposed, presuming dwellings would be no more than two storey, would not be considered to harm the setting of the listed church any more than the existing dwellings.
WNC Environmental Protection	No objection	Request a condition requiring the provision of EV charging for each property. <i>(Officer note: requirements such as this cannot be added at the RM stage)</i>
WNC Highways	Objection	<u>Access</u> The LHA previously commented in 2019 that the site access possessed inadequate visibility. <u>Internal layout</u> The road within the site does not meet adoptable standards. Although the applicant is proposing for this to remain a private road, the LHA resists proposals for more than 5 dwellings being accessed off a private road/drive. The 2 field access gates on the western side of the site could mean agricultural traffic passing through the site, to the detriment of highway safety.

		Has concerns about surface water drainage running off onto highway. Also comments that the retaining wall at the front of the site abuts the highway boundary and, therefore, should be of a suitable construction to satisfy the LHA.
WNC Ecology	No objection	The Landscape Plan and LEMP are largely appropriate and fit for purpose. The Landscape Plan and LMP detail enhancements which will ensure a net gain in biodiversity is delivered by the development in line with NPPF.
WNC Archaeology	No objection	Archaeology is already covered by a condition on the outline permission.
Crime Prevention Design Advisor	No objection	Comments: <ul style="list-style-type: none"> • All alleyway accesses should be gated at the front • Bollard lighting is not recommended by Northants Police • There are a number of exposed rear garden boundaries, so fencing should be supplemented with trellis. • There are a number of unobservable parking spaces
NHS/CCG	No objection	Request financial contribution towards the provision of local GP facilities. <i>(Officer note: this would have had to have been included in the S106 at the outline stage, and cannot be added at RM stage. However, the applicant is submitting that the development is unviable to make any S106 contributions, including any affordable housing)</i>
Lead Local Flood Authority	No comments provided	<i>(Officer note: surface water drainage is already covered by a condition on the outline permission)</i>

7 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

7.1 There have been objections submitted by 3 local residents raising the following comments:

- The development is in a visually prominent position overlooking the Tove Valley, a Special Landscape Area. A considerable amount of tree and shrub planting is required to soften the visual aspect of the development in particular the South facing elevation.

- The access is dangerous on a bend and a rise on a busy road that will probably get busier with proposed new local development.
(Officer note: the design of the site access onto Church Way has already been approved as part of the outline permission)
- There are no footpaths from the development into the village
(Officer note: the design of the site access, including pedestrian connectivity, has already been approved as part of the outline permission)
- The village drainage is already inadequate for exiting properties. Water pressure is also of concern.
- There are no facilities such as shops and public transport
(Officer note: the principle of up to 14 dwellings is already established by the outline planning permission)

8 APPRAISAL

Principle of Development

- 8.1 The principle of redeveloping the existing farmyard/business complex with the erection of 14 dwellings is established by the extant outline planning permission (S/2019/0037/MAO).

Impact upon Character and Appearance of the Area

- 8.2 The proposal is for a mix of 2, 3, 4, 5 and 6 bedroom houses, comprising a variety of detached, semi-detached and terraced units. The house types include a majority that are 2 storey, some two-and-a-half storey, and one that is 3 storeys tall.
- 8.3 The site sits on something of an escarpment and appears quite prominently in view across the countryside from the west. The informal traditional arrangement of predominantly 2 storey buildings will allow the development to sit comfortably within its rural setting. The single 3 storey farmhouse, whilst a storey taller than most other buildings in the village, is not considered to appear incongruous or unduly strident and will add variety to the roofscapes of the development.
- 8.4 The layout has been developed with 2 separate character areas: the northern half of the site is a collection of cottages with a 'village' character, whilst the southern half has more of a distinctly agricultural design, with barn-like dwellings positioned around a farmyard, with a detached Georgian 'Grafton' style farmhouse.
- 8.5 The development is predominantly faced in natural rubble stone under a mix of plain tile and slate roofs, which is reflective of the local area. Subservient elements of the buildings are faced in either traditional brick or timber cladding, which helps add visual interest.
- 8.6 The elevational treatment includes a high quality variety of fenestration and other locally appropriate architectural detailing, which will reflect and reinforce the local vernacular, whilst also ensuring each dwelling has its own unique character, further enhancing the vibrancy of the overall design aesthetic.
- 8.7 Sensitive and high quality external lighting, surfacing, soft landscaping and means of enclosure will ensure the development is completed to a high standard.
- 8.8 The proposals are considered to be in accordance with the Design Code (WNS/2021/1675/COND).

Compliance with the outline permission

- 8.9 The Ecology Officer is satisfied that the proposed landscaping and Landscape Management Plan detail enhancements which will ensure a net gain in biodiversity is delivered by the development in line with NPPF.
- 8.10 Matters including archaeology, surface and foul water drainage, ground contamination, asbestos, finished floor levels and implementation of footpath connections are already covered by conditions on the outline planning permission.

Whether the internal road layout and parking arrangements are satisfactory

- 8.11 Access was one of the matters formally considered and approved as part of the outline planning permission (S/2019/0037/MAO). The approved access would be constructed onto Church Way slightly further east of the existing access. The existing poor inter-vehicle visibility would be enhanced via the removal of sections of the embankment and row of conifer trees on the western side of the access point. The vision splays will be secured with the provision of a new retaining wall to support the remainder of the site (which is elevated above Church Way).
- 8.12 The access approved at outline stage only relates to the junction onto Church Way itself. The access road within the site was not detailed, other than a requirement for a 4.8m wide carriageway and a 1.8m wide footway (on one side of the road only).
- 8.13 Within the site the proposed access road is relatively short, coming to a turning head within the northern half of the site. The majority of plot accesses would then be via two shared driveways/courtyards. The northern courtyard would serve 5 properties (plots 8-12), and the southern courtyard would also serve 5 properties (plots 1-5). Plots 6, 7, 13 and 14 would have their vehicular accesses directly off the main access road.
- 8.14 The Local Highway Authority (“LHA”) has objected to the proposal on the grounds that the principal access road and turning head (excluding the shared parking courts) does not comply with its adoptions criteria. However, the applicant is clear that, in order to achieve a high quality, informal rural aesthetic, they do not intend to comply with WNC highway adoptions standards and (assuming the LHA refuses to adopt the road) expect it to remain a private road (to be managed in perpetuity by a management company).
- 8.15 There is no express requirement for developments to deliver internal roads to adoptable standards, and a number of local developments in recent years have chosen not to adhere to these standards and have kept their internal roads private. The consideration when determining planning applications is whether the proposed access is “safe and suitable” (SNP2LP policy SS2(j)). The LHA has not raised any specific concerns with the proposed internal layout on practicality or safety grounds. The applicant has demonstrated that the turning head is of adequate dimensions to comfortably turn a refuse lorry (the largest type of vehicle likely to enter the site). Officers have sympathy with the applicant’s desire to seek to achieve a more informal road layout that better suits the site’s rural location. Given the relatively modest size of the development (14 dwellings), the amount of traffic within the site will be low and, in the absence of any apparent safety or practicality issues, Officers consider that the internal access arrangements are safe and suitable and, therefore, comply with policy SS2(j). It should also be noted that the issue of road adoption was raised as an objection by WNS Highways at outline stage and addressed in the outline Planning Committee report approved by Committee (re: This is not a new issue).

- 8.16 A condition is included in the recommendation to ensure the access road is not gated (i.e. does not create a 'gated community').
- 8.17 Each plot is provided with at least 2 driveway parking spaces, plus at least 1 (but predominantly 2) garage or car port spaces. There are also opportunities for some informal non-allocated visitor parking space, both on the main access road and within the shared courtyard at the southern end of the site.
- 8.18 Overall, the proposed access and parking provision complies with the (SNC) Parking: Design and Standards SPD and South Northamptonshire Part 2 Local Plan policy SS2(j).
- 8.19 The outline planning permission includes no conditions requiring the provision of EV charging. It is not within the remit of this current reserved matter application to introduce such a requirement at this stage.
- 8.20 The LHA has raised concerns about the 2 field gate accesses on the site's western boundary, highlighting that agricultural traffic passing through the site could cause conflict with residential users. However, the applicant owns the land to the west and the proposed accesses would only be used infrequently for land management purposes. Given the very low frequency of use, Officers do not consider that these accesses would cause any material harm to safety or amenity for future residents on the development.

Impact upon neighbouring amenity, and provision of amenity for future occupiers

- 8.21 There are two neighbouring properties abutting the site on its eastern boundary (Home Farm and Home Farm Cottage). These properties both back onto the application site, but Home Farm has an extensive garden, which also runs south, down the entire eastern boundary.
- 8.22 The plots on the western side (plots 1 and 2) would sit approximately 1.5m lower than the garden of Home Farm. There is also an existing evergreen *Ilex* hedge along the boundary, providing year-long screening. Both plots have been designed with minimal first floor windows in those elevations facing towards Home Farm. Overall, the arrangement will cause no harm to the private residential amenity of Home Farm, either by loss of light, privacy or outlook.
- 8.23 Home Farm Cottage would benefit from a larger rear garden as part of the proposed development (enclosed by a new 1800mm tall wall). The nearest plot (plot 14) would stand to the west, on the opposite side of primary access road, with a blank gable elevation facing. As a result, there would be no harm to the amenity of Home Farm Cottage, either by loss of light, privacy or outlook.
- 8.24 Within the site the new dwelling are arranged such that each property would be afforded a satisfactory standard of amenity in terms of light, privacy, outlook and external amenity space (i.e. private garden).

9 FINANCIAL CONSIDERATIONS

- 9.1 The development is liable to pay the South Northamptonshire Community Infrastructure Levy (CIL).

- 9.2 The site falls within the 'Rural Zone' and the scale of development is 'above affordable threshold' (notwithstanding that the proposed Deed of Variation (on viability grounds) to remove the requirement to provide any affordable housing, as well as early years, primary education and library financial contributions, from the S106 agreement tied to the outline planning permission). The only obligation that would remain would be the financial contribution towards provision of refuse and recycling (wheelie bins) for the new dwellings. It should be noted though that the acceptability of these changes to the S106 agreement is considered through a separate application (ref: 2023/5229/106V).
- 9.3 Based on the net increase in floorspace (proposed floorspace minus the existing floorspace to be demolished), the development would be liable to pay £354,968.37 in CIL.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 In light of the above, the proposal is considered to comply with both the outline planning permission and Design Code and would represent a high quality development that was an enhancement on the existing appearance of the site.
- 10.2 The proposal therefore accords with the relevant policies of the adopted Local Plan, policies of the JCS and the following material considerations: the NPPF, the PPG, and the Council's adopted South Northants Design Guide.

RECOMMENDATION: THAT THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS.

CONDITIONS:

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

Approved plans

1. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:
 - Drawing No. 17/47/01 (site location plan)
 - Drawing No. 17/47/44 rev G (proposed site plan)
 - Drawing No. 17/47/45 rev C (external lighting)
 - Drawing No. 17/47/50 rev C (plot 1)
 - Drawing No. 17/47/51 rev B (plots 2 & 3 - elevations)
 - Drawing No. 17/47/52 rev B (plots 2 & 3 - floorplans)
 - Drawing No. 17/47/53 rev B (plot 4)
 - Drawing No. 17/47/54 rev B (plot 5 - floorplans)
 - Drawing No. 17/47/55 rev B (plot 5 - elevations)
 - Drawing No. 17/47/56 rev B (plots 6 & 7)
 - Drawing No. 17/47/57 rev B (plots 8-12)
 - Drawing No. 17/47/58 rev B (plots 13 & 14 - elevations)

- Drawing No. 17/47/59 rev B (plots 13 & 14 - floor plans)
- Drawing No. 17/47/60 rev A (car ports)
- Drawing No. 17/47/62 (substation)
- Drawing No. GL1962 01 rev B (soft landscaping)

Reason : To clarify the permission and for the avoidance of doubt.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

Stone panel

2. The external walls of the dwelling(s) to be constructed in stone shall be constructed in natural stone which shall be laid, dressed, coursed and pointed using a lime based mortar with brushed or rubbed joints in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the stonework is commenced. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework

Brick samples

3. Samples of the bricks to be used in the construction of the walls of the dwelling(s) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Roofing samples

4. Samples of the roofing materials (including ridge tiles) to be used in the covering of the roof of the dwelling(s) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework

Architectural detailing

5. Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of all the dwellings, including the windows and doors (and their surrounds), eaves and verge treatment, timber cladding (including colour finish), chimneys, quoins, arches, bay windows, porches, and dormers shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan.

Meter boxes

6. Full details of the siting, appearance and colour of any electricity or gas supply meter housings to be located on the external elevations of the buildings shall be submitted to and approved by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.

Reason : In order to safeguard the visual amenities of the area in accordance with SS2 of the South Northamptonshire Local Plan.

Boundaries

7. Full details of the enclosures along all boundaries and within the site (including elevations and detailing) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. Such approved means of enclosure, in respect of those dwellings which are intended to be screened, shall be erected prior to the first occupation of those dwellings.

Reason : To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to comply with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Completion of landscaping

8. The landscaping within the paddock to the immediate west of the site, to the site frontage (onto Church Way) and within the public verge areas around the main internal access road (as shown on Drawing No. GL1962 01 rev B) shall be completed prior to the first occupation of any dwelling hereby approved. The landscaping within each plot shall also be completed in full prior to the first occupation of each respective dwelling. Thereafter, once completed, all landscaping within public areas (excluding within private plot boundaries) shall be maintained in accordance with the Landscape Management Plan (produced by Golby & Luck, Ref: GL1962, Issue 2, dated 19th May 2023) for a period of at least 25 years from the date of first occupation.

Reason : To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policies SS2 of the South Northamptonshire Local Plan Government guidance contained within the National Planning Policy Framework.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

Obscure glazing

9. The first floor window in the side (north) elevation of plot 5 shall be obscure glazed, using manufactured obscure glass, (not an applied adhesive film) before the dwelling is first occupied and shall be permanently retained as such thereafter. It shall also be non-opening, unless those parts which can be opened are more than 1.7m above the floor of the room in which it is installed, and shall be permanently retained as such thereafter.

Reason : To ensure that the amenities of the adjoining occupier(s) are not adversely affected by loss of privacy in accordance with Policy SS2 of the South Northamptonshire Local Plan.

Removal of PD – roof alterations

10. Notwithstanding the provisions of Classes B and C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no enlargement, alteration or improvement to the roof of any dwellinghouse shall be undertaken at any time without the prior planning permission of the Local Planning Authority.

Reason : Taking into account the sensitivity of the site it is considered to be in the public interest to ensure the merits of future proposals can be assessed by the Local Planning Authority so that visual amenity is conserved and to accord with SS2 of the South Northamptonshire Local Plan and Section 12 of the National Planning Policy Framework.

Removal of PD – changes to boundaries

11. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no gate, fence, wall or other means of enclosure shall be erected, constructed or placed in front of the front wall of any dwelling, or the side (south) elevation of plot 5, at any time, without the prior express planning permission of the Local Planning Authority.

Reason : In order to retain the character of the development and area in accordance with Policy SS2 of the South Northamptonshire Local Plan.

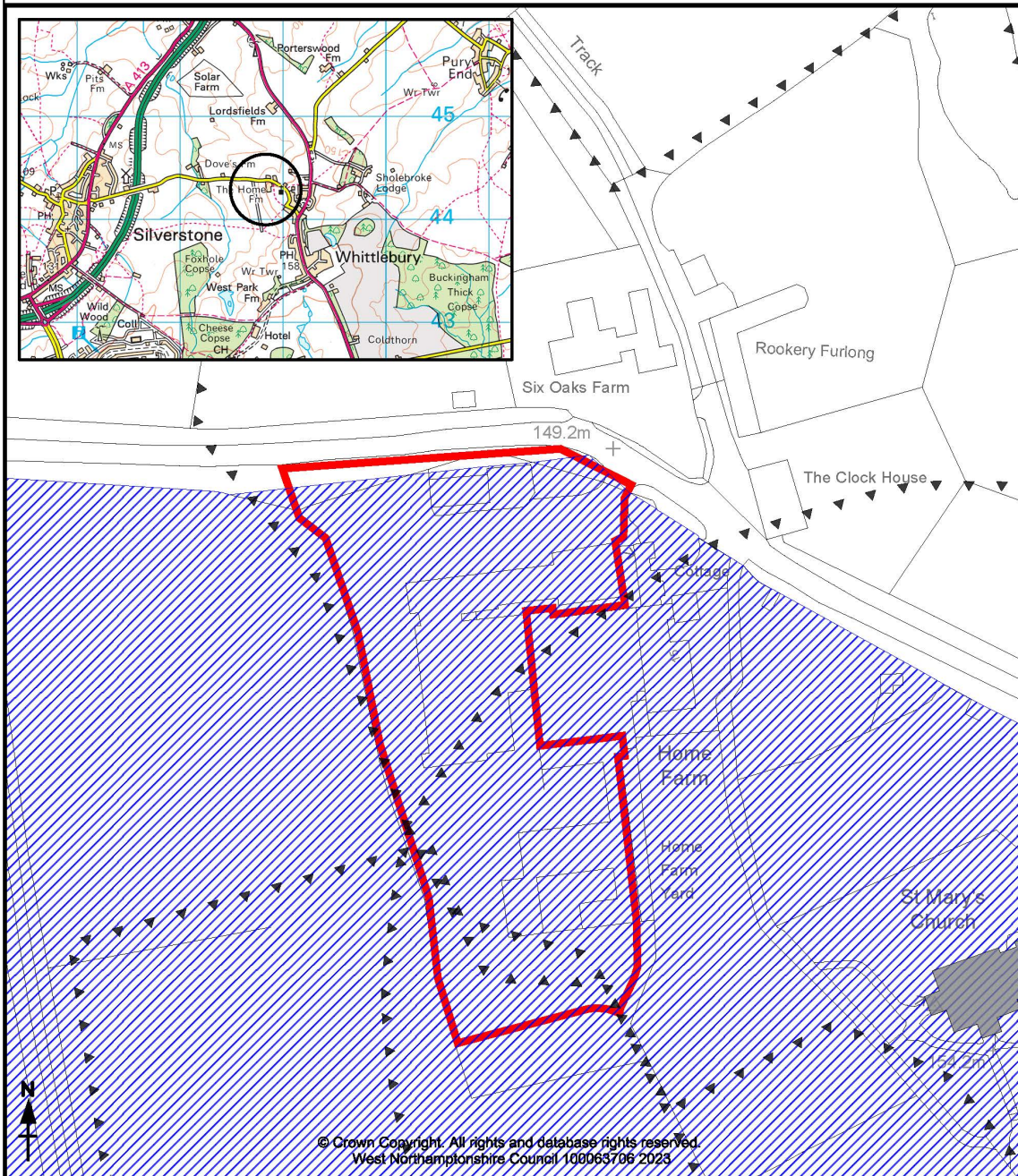
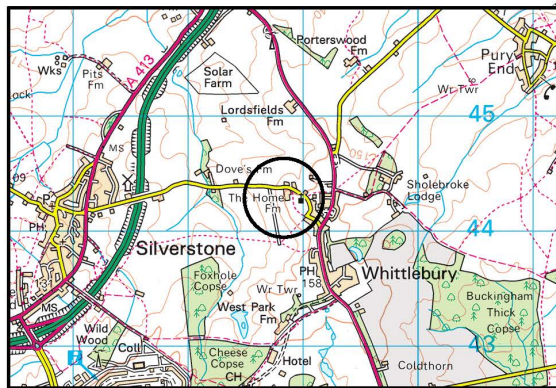
No gates to site access

12. No gates shall be provided or installed across the main site access road off Church Way (or within 40m of the junction with Church Way) at any time.

Reason : To avoid the creation of a 'gated community' and for the benefit of highway safety.

Application Number: WNS/2022/1897/MAR

Parish: Whittlebury CP



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West Northamptonshire Council 100063706 2023

Town/Village: Whittlebury

Site Area: 0.7890 Ha

Grid Location: SP6884144296

Map Scale: 1:1250



Site



Listed Building



Site of Archaeological Asset



Special Landscape Area