



Planning Committee Report

Application Number: 2023/5050/FULL

Location: Clarkes Orchard, Weedon Road, Nether Heyford, NN7 3LF

Development: Variation of condition 2 (Plans) to application S/2020/0428/FUL (Detached single storey dwelling) To allow increase in ridge height, replace brick chimney with flue, additional roof lights to north west & north south roof slope replacement of window & patio door with bi-fold door to north west elevation, change to internal layout & revised boundary treatment.
(Part of this application is retrospective).

Applicant: Mr D Collins

Agent: Mr D Collins

Case Officer: Rebecca Wilkinson-Foster

Ward: Bugbrooke

Reason for Referral: Councillor call in

Committee Date: 7th March 2024

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

Variation of condition 2 (Plans) to application S/2020/0428/FUL (Detached single storey dwelling) To allow increase in ridge height, replace brick chimney with flue, additional roof lights to north west & north south roof slope replacement of window & patio door with bi-fold door to north west elevation, change to internal layout & revised boundary treatment

Consultations

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

- Parish Council

The following consultees are in support of the application.

- None

5 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:

- Principle of Development
- The visual impact of the development, including its impact on the significance of designated and non-designated heritage assets
- The impact of the development on amenities of both neighbouring properties and future occupiers of the proposed dwelling

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 is within the settlement confines of Nether Heyford, a 'third category' Secondary Service Village (A) as designated by policy SS1 'The Settlement Hierarchy' in the Local Plan Part 2.
- 1.2 The application site is a plot of land a little under 1500m² in size (0.15ha), and now contains the completed dwelling approved under application reference S/2020/0428/FUL, this application seeks to vary the condition 2 of this permission to an allow, retrospectively, an increase in ridge height, replace brick chimney with flue, add additional roof lights to north west & north south roof slope replacement of window & patio door with bi-fold door to north west elevation, change to internal layout & revised boundary treatment.
- 1.3 The site is adjacent to, but not within, the Nether Heyford Conservation Area, which sits to the south-eastern boundary of the site. A Grade II listed building '22 Furnace Lane' is located nearly 50m south-east of the site. There are a number of 'Other Significant Buildings' as designated by the adopted Conservation Area Appraisal and Management Plan for Nether Heyford in close proximity to the site, including Denbrook and 29 The Green. This document also identifies a Registered Village Green/Important Open Space, which the access to the site lies within. The plot is also within an area of archaeological interest (Shrunken Village), is within 2km of a local wildlife site (Dovecote Meadow), and the north-western edge of the site is within a Flood Zone 2/top of a river bank as designated by the Environment Agency.
- 1.4 The site is relatively level, sitting lower than the properties in Roberts Field which border the site to the south-west, although a little higher than the Weedon Road and the single storey property known as Denbrook to the north. The property is set back from the main highway of Weedon Road by approximately 45m and is an infill development with a small access road to the property.

- 1.5 There are a mixture of architecture styles and finishes in the vicinity, with a variety of two storey and single storey dwellings finished in white render, grey render, buff brick, red brick and ironstone with numerous roofing materials too (slate roofs, tiled roofs and thatch). A red brick agricultural building historically stood within the site which has been removed and will be replaced with a garage/office through recent permission granted under 2023/6852/FULL. Other buildings in the vicinity are notably historic, and others are post-war of 1960s/70s.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 This application for a Variation of condition 2 (Plans) to application S/2020/0428/FUL To allow increase in ridge height, replace brick chimney with flue, additional roof lights to north west & north south roof slope replacement of window & patio door with bi-fold door to north west elevation, change to internal layout & revised boundary treatment.
- 2.2 Part of the proposal is retrospective – the ridge height has already been increased, the flue has been installed, the additional roof lights to the North West and North South roof slope are in place and the replacement bifold doors to the rear are in place. The boundary treatments are still be erected. The applicant previously submitted these amendments by way of an application under section 76a of the Town and County Planning Act 1990, which empowers the LPA to approve “non-material amendments”. This application, ref WNS/2023/0095/NMA, was refused as it was considered that the proposed alterations represented a significant change that cannot be considered as non-material and they cannot be dealt with in the context of this application. As a result, this application has been submitted for consideration.

3 RELEVANT PLANNING HISTORY

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

S/2016/0227/FUL 2 x No. one and half storey residential dwellings - Land off Denbrook Weedon Road Nether Heyford NN7 3LF – Refusal

S/2016/2904/FUL 2 x No. one and half storey residential dwellings - Land rear of Denbrook Weedon Road Nether Heyford – Refusal

S/2017/2515/FUL Two new dwellings - Land Rear Of Denbrook Weedon Road Nether Heyford - Appeal Dismissed (Against Refusal)

S/2018/2611/FUL Erection of single dwelling - Land Rear Of Denbrook Weedon Road Nether Heyford – Refusal

S/2020/0428/FUL Detached single storey dwelling - Land Rear Of Denbrook Weedon Road Nether Heyford – Approval

WNS/2021/0546/FUL Detached dormer bungalow (part retrospective) - Land Rear Of Denbrook Weedon Road Nether Heyford – Refusal

WNS/2023/0095/NMA Non-Material Amendment to S/2020/0428/FUL [Detached single storey dwelling].

- increase in ridge height by 250mm
- replace brick chimney with metal flue on rear roof slope

- two rooflights on side (north-west) roof slope
- replacement of window and patio doors on side (north-west) elevation with bi-fold doors
- two rooflights on rear (south-west) roof slope
- minor changes to internal floor layout - Land Rear Of Denbrook Weedon Road Nether Heyford – Refusal

2023/6852/FULL Construction of detached garage and home office - Clarkes Orchard Weedon Road Nether Heyford NN7 3LF - Approval

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 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.
- 4.3 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.

4.3 Development Plan

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)

- 4.4 The relevant policies of the LPP1 are:

SA – Presumption in Favour of Sustainable Development
 S1 – Distribution of Development
 S10 – Sustainable Development Principles
 R1 – Spatial Strategy for the Rural Areas
 H1 – Housing Density and Mix and Type of Dwellings
 BN7 - Flood Risk

South Northamptonshire Local Plan (Part 2) (LPP2)

- 4.5 The relevant policies of the LPP2 are:

SS1 – The Settlement Hierarchy
 SS2 – General Development and Design Principles

LH1 – Residential Development Inside and Outside Settlement Confines
 HE1 – Significance of Heritage Assets
 HE5 – Listed Buildings
 HE6 – Conservation Areas
 HE7 – Non-designated Heritage Assets

Material Considerations

4.7 Below is a list of the relevant Material Planning Considerations

Designated Neighbourhood Area (designated 27th February 2016)
 National Planning Policy Framework (NPPF)
 Planning Practice Guidance (PPG)
 South Northamptonshire Design Guide
 The Planning (Listed Buildings and Conservation Areas) Act 1990
 EU Habitats Directive
 Natural Environment and Rural Communities Act 2006
 Conservation of Habitats and Species Regulations 2017
 Circular 06/2005 (Biodiversity and Geological Conservation)
 Human Rights Act 1998 (“HRA”)
 Equalities Act 2010 (“EA”)
 SNC Corporate Priorities - to ensure the District is “Protected, Green & Clean”,
 is a place which supports “Thriving Communities & Wellbeing”, and is a District
 of “Opportunity & Growth”.

5 RESPONSE TO CONSULTATION

5.1 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
WNC Building Control	No response received	
Heritage and Conservation team	No response received	The Conservation and Heritage team have responded to previous applications and responded that the proposed changes to the original permission are not considered to cause harm to the setting of the designated heritage assets. (24.06.2021 WNS/2021/0546/FUL)
Bugbrooke Ward Councillor – Cllr Anne Addison	No response received	
Bugbrooke Ward Councillor – Cllr Adam Brown	No response received	
Bugbrooke Ward Councillor – Cllr Karen Cooper	No response received	
Parish Council - Objection Once again change of/additional planning is being submitted. The original plans, agreed by local and neighbouring residents, was trusted by us to be monitored by the planning department. This was not done (as stated several times by myself over the past 2 years) as no visits were made when building commenced, no		

communication or engagement with local residents attempted, and a distinct lack of ?non monitoring? was apparent. Now we have yet further attempts to change what was agreed by the planning department originally – a SINGLE STOREY dwelling - now being altered bit by bit (again no monitoring by planning department or building control) to become a two storey house. Being adjacent to the conservation area and listed buildings it is staggering that this continual change and lack of supervision is allowed to go ahead. It suggests malfeasance and a lack of professionalism in the department resulting in the local community and residents being let down.

Condition 2 (Single storey dwelling) was imposed specifically to address the concerns of privacy, namely, to prevent adjacent properties from being directly overlooked. The numerous planning applications, varied overtime starting with two large detached houses through to a single large detached house, being subsequently reduced in size and finally approve for a single storey dwelling. It is a matter of record that the roof height was increased albeit in error, a position that the relevant planning authority failed to discover. To allow this variation would be a flagrant abuse of process, rendering the planning process obsolete and open to challenge. Consequently, condition 2 must remain

There is a long and significant planning history on this site, with multiple refusals. On 1st January 2019 (S/2018/2611/FUL) an application for a two storey dwelling was refused at committee. The factors for that refusal were well documented and have not changed. On the 4th December 2020 an application (S/2020/0428/FUL) for a single storey dwelling with associated conditions was approved. With the exception of dormer windows the dwelling was built as per the committee refusal dated 1st January 2019. In addition the developer has chosen to ignore key conditions as laid down in the approval from the 4th December 2020. To regularise these breaches the developer has made two subsequent applications, WNS/2021/0546/FUL and WNS/2023/0095/NMA both of which have been refused. This latest application seeks the same objective. Nether Heyford Parish Council are clear that the developer should comply with S/2020/0428/FUL , reduce the ridge height such that it is a single storey dwelling and comply with the original associated conditions. Given the absence of co-operation and compliance to date we would ask WNC to use their enforcement powers accordingly.

6 RESPONSE TO PUBLICITY

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

6.1 There have been 5 objections raising the following comments:

- Previously rejected proposed changes to approved planning permission
- Property has been built contrary to agreed regulations
- Reinstate brick wall boundaries as per planning permission
- Amenity harm to surrounding residents
- Increased roof height is not a mistake
- Height Disrupts views of the village
- Submitted plans incorrect
- Increased ridge height allows for 2 storey dwelling which has been refused twice

7 APPRAISAL

Principle of Development

- 7.1 The planning application, dated 13th March 2020, was approved by notice on the 4th December 2020, following a resolution by members of the planning committee, to grant planning permission. This development proposed comprised of a single storey, 3 bedroomed dwelling house.. Conditions were placed to control the design, appearance and finish of the dwelling and restricting further enlargements, alterations or improvements to the dwelling house
- 7.2 The principle of development remains unchanged to that which was previously considered as part of the previous application, and judge to accord with the policies set out within the Development Plan. The proposal results in the sustainable development of a seemingly disused plot of land close to the heart (and facilities) of the settlement, within its confines. As such, it is considered that the principle of development of the plot in the way proposed is judged to be acceptable, and supportable, and this still remains the same, taking into consideration changes to the NPPF since the previous application was determined.
- 7.3 The amendment proposed wouldn't significantly change the scale and appearance of the development in the sense that it would still a single storey dwelling with the roof space being utilised.
- 7.4 The proposed scheme, to be considered as part of this application, is not comparable to previous refusals in 2017 and 2018 which proposed buildings with ridge height of 8m and 7m. The ridge height now is 6.6m at its highest point, and greater floor space is created over 2 floors, but the footprint of the property is staying the same. Furthermore, this variation of condition does not include the dormers that were presented in application WNS/2021/0546/FUL, the front elevation remains unchanged, except for the increased roof height, to the initially approved plans within application S/2020/0428/FUL.
- 7.5 Whilst, it is noted that objections have been made to the proposal, mostly on the basis that it is retrospective, planning legislation does not prevent applicants from revising plans as a build progresses, approval needs to be sought for these changes and the Council must assess the changes against adopted policy, historic planning decisions and assessing amenity harm.
- 7.6 Council must approve schemes in accordance with the National Planning Policy Framework as long as the revised proposals comply with adopted policy, does not impact neighbour amenity and does not undermine historic decisions.
- 7.7 Legislation does not limit the number or scale of retrospective applications to an approved scheme. If the changes were accidental or intentional this does not form a material planning consideration. The Council must review the application from what was initially approved to what has changed warrants refusing permission or changes are acceptable and can be approved.
- 7.8 Officers are comfortable that the principle of development remains acceptable, irrespective that the changes are retrospective.

Impact on Character of Area

- 7.9 The site remains adjacent to the Nether Heyford Conservation Area, with

listed buildings within reasonably close proximity (although unaffected by development on this plot due to separation distances and lack of inter-visibility). Policies SS2, HE1, HE5 and HE6 of the Local Plan Part 2 remain applicable, as does policy BN5 of the Joint Core Strategy and, legislatively, Policy HE6 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that within a conservation area, proposals for development including alteration, extensions and change of use or the display of advertisements will normally be permitted where they meet the criteria set out in the policy. The council will seek to preserve or enhance the special character and appearance of its conservation areas and where harm would be caused, such harm will need to be weighed against the public benefits of the proposals.

- 7.10 The increased ridge height means the dwelling is now 250mm taller than it was before, and it has a slightly steeper roof pitch. As part of a previous appeal decision, of this site, the Planning Inspector's previous observations about the site (APP/Z2830/W/18/3194402) and its surroundings, noted the variation in plot sizes and building patterns in the locality. They felt that the proposal 'would be seen principally in the context of Weedon Road where properties are more widely spaced'; now the build is well underway and the structure of the dwelling is nearly complete, this is confirmed to be the case.
- 7.11 The increase in the roof pitch and height does not cause the building to become significantly larger or more dominating in the plot. The appearance does not become more "built up" because of this increase in height. The increase is slightly noticeable from the street scene but because there are varying buildings heights and forms in the area it does not appear out of place or wholly different from existing roof lines in the area. They are not considered to cause visual harm to the character of the site or to the setting of the conservation area.
- 7.12 In regards to the change from the proposed brick chimney to a flue, whilst it is more typical of properties in the district to have chimneys, the dwelling is not attempting to replicate a traditional or historic chimney, and as such having a flue is not considered to represent a harmful deviation from the Council's Design Guide. There are other examples of flues in the vicinity of the application site that are visible from the public domain.
- 7.13 The insertion of rooflights on the rear elevations, will not result in harm, as they will be largely hidden from view. The bi-fold doors on the side elevation are an acceptable change, too, as such openings are typical on most modern dwellings.
- 7.14 The changes to the property itself, some which have already implemented and others still to be carried out, are considered to respect the scale and character of the main property and avoid harming the appearance of the wider area, which is somewhat characterised by its variability.
- 7.15 Having considered the above, the proposal is judged to be acceptable in terms of its character, appearance and scale and responds positively to the character and appearance of the area and the nearby Conservation Area in accordance Policies SS2, HE1, HE5 and HE6 of the Local Plan Part 2

Changes to boundary treatments

- 7.16 The proposed changes to boundary treatments are deemed visually acceptable as there are examples of boundary treatments close to the application site and as providing privacy to the occupants of Clarkes Orchard and surrounding properties. Chapter 5.8 of the Design Guide covers 'Boundary Treatments', and paragraph 5.49 advises that new treatments should be 'robust and provide visual cohesion to an area, both in the short and long-term'.
- 7.17 The proposed change to the boundary treatments is keeping with the area which is dominated by close boarded fences. The proposal to use fencing instead of brick wall in some areas is a change but does not cause an unacceptable detrimental change visually in the area.

8 Impact on residential amenity

- 8.1 Policy SS2(1.f.) requires new development to result in 'a good standard of amenity for its future occupiers in terms of privacy, sunlight, daylight, outlook, natural ventilation, noise, odour and vibration'. It must also avoid harming the amenities of occupiers and users of neighbouring properties and the wider area through 'noise, odour, vibration, overshadowing' and should not result in a loss of privacy, sunlight, daylight or outlook unless appropriate mitigation measures are proposed and secured.
- 8.2 The inclusion of sky lights to the rear of the property due to the placement, officers feel would not cause unacceptable overlooking or overbearing of neighbouring properties due to the distances to properties at the rear. Skylights allow light into the property but do not create the opportunity for overlooking.
- 8.3 The proposed boundary treatments though different from the original permission would protect the amenity of the host dwelling and neighbouring properties from overlooking and overbearing from the host dwelling.
- 8.4 The increase in ridge height would not cause unacceptable overshadowing or overbearing to neighbouring properties due to the distances to between the neighbouring properties and the application dwelling.

The proposal is therefore considered acceptable in accordance with policy SS2 of the Local Plan, which seeks, amongst other things, to ensure that development would not unacceptably harm the amenities of any neighbouring properties.

9 FINANCIAL CONSIDERATIONS

- 9.1 The majority of the floorspace has been provided under approval S/2020/0428/FUL, for which a CIL exemption was granted.
- 9.2 This application proposes a first floor, which adds more floorspace to this total. This generates an additional CIL charge which will be provided and sent to the applicant on a new Liability Notice.
- 9.3 The new Liability Notice will be exported for view on the public website once any decision has been issued.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 This part retrospective application has been assessed against current local and national planning policy and guidance, having regard to material consideration such as previous planning applications, and appeal decisions. Officers have carefully considered all relevant viewing points, from the highway and multiple neighbours as well as from within the site and building itself, to ensure this recommendation is fully informed.
- 10.2 The scheme continues to represent the infilling of a plot within the settlement confines of a reasonably sustainable village. The single dwelling is not changing significantly in size, siting or massing; it is gaining 200mm to the ridge line which does not materially impact upon its impact within the street scene or wider area. All other changes and alterations made have been assessed and they, too, are relatively immaterial.
- 10.3 The proposal is therefore acceptable and in accordance with the Development Plan with no material considerations indicating permission should not be granted.

11.1 RECOMMENDATION

- 11.2 To grant permission subject to conditions as set out below with delegated authority to the Assistant Director for Planning to approve any amendments to those conditions as deemed necessary.
- 11.3 A full list of conditions is provided below:

CONDITIONS:

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

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 by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. 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:
 - Plan Elevations - Drawing No: 2355.30 Received 03.04.2023
 - South East Boundary Detail Drawing No: 2355.31a Received 03.04.2023
 - South West Boundary Detail Entrance Gates Drawing No: 2355.32 Received 03.04.2023
 - Comparison Gable Elevations Drawing No: 2355.33 Received 08.11.2023
 - Comparison Elevations Drawing No: 2355.34 Received 08.11.2023

- Plan – Fence Wall File Name: fence - wall(1).pdf Received 08.11.2023

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

Boundary Treatments (Amended condition)

3. The boundary treatments as detailed in : South East Boundary Detail Drawing No: 2355.31a Received 03.04.2023; South West Boundary Detail Entrance Gates Drawing No: 2355.32 Received 03.04.2023; Plan – Fence Wall File Name: fence - wall(1).pdf Received 08.11.2023 shall be fully constructed and in situ prior to the occupation of the dwelling hereby approved unless, prior to the occupation of the dwelling, alternative details are submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved alternative details.

Reason: 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

Access Improvements (original permission condition)

4. No occupation of the dwelling hereby permitted shall take place until the improvements to the access track between the site's entrance and Weedon Road have been made, as indicated on the approved plan 2355/9e received by the Local Planning Authority on 21st September 2021, or in accordance with alternative plans that have been first submitted to and approved in writing by the Local Planning Authority, have been completed

Reason: To accord with Government Guidance in Section 12 of the National Planning Policy Framework and Policy SS2 of the South Northamptonshire Local Plan which requires that development shall have a satisfactory means of access and in the interests of highway safety and the convenience of users of the adjoining highway.

Refuse Storage (original permission condition)

5. Refuse storage shall be provided in the location shown on drawing 2021.01 approved by application S/2021/0370/COND on 31st March 2021 unless, notwithstanding any details shown on the approved plans, alternative details of all refuse storage facilities and locations have been submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The storage facilities shall thereafter be provided in accordance with the approved alternative details before the building to which they relate is first occupied.

Reason: In order that proper arrangements are made for the storage and disposal of waste in the interests of well-planned development and in accordance with Policy SS2 of the South Northamptonshire Local Plan.

Electric Charging Infrastructure (original permission condition)

6. The dwelling hereby permitted shall not be occupied until it has been provided with a system of ducting to allow for the future installation of electrical vehicle charging infrastructure to serve that dwelling.

Reason : To comply with Policy S10 of the West Northamptonshire Joint Core Strategy and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework.

Maintenance of Planting (original permission condition)

7. All planting, seeding or turfing comprised in the approved details of landscaping or any alternative details of landscaping subsequently approved shall be carried out in the first planting and seeding season following the occupation of the building and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

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 Policy SS2 of the South Northamptonshire Local Plan.

Removal of PD rights [extensions] (original permission condition)

8. Notwithstanding the provisions of Classes [A-D (inc)] 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 further enlargement, alteration or improvement of the dwellinghouse shall be undertaken at any time without the prior planning permission of the Local Planning Authority.

Reason : Taking into account the character of the site and the sensitivity of the site's surroundings 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 the amenities of the adjoining occupier(s) are not adversely affected and that visual amenity is conserved in accordance with Policies SS2 and HE6 of the South Northamptonshire Local Plan and Sections 12 and 16 of the National Planning Policy Framework.

Removal of PD rights [outbuildings] (original permission condition)

9. Notwithstanding the provisions of Class E 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 building or structure, including oil or LPG storage tanks, shall be erected or placed within the curtilage of the dwelling hereby permitted without the prior planning permission of the Local Planning Authority.

Reason : To enable the Local Planning Authority to retain planning control over the development of this site in order to safeguard the character and appearance of the area and amenities of the neighbouring properties and to avoid uncontrolled development within a Flood Zone 2 in accordance with Policy SS2 and HE6 of the South Northamptonshire Local Plan.

Removal of PD rights [solar panels] (original permission condition)

10. Notwithstanding the provisions of Schedule 2, Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order

revoking or re-enacting or amending that order) no solar PV or solar thermal equipment shall be installed on the north-eastern roof elevation of the proposed dwelling or on any building within its curtilage without the prior planning permission of the Local Planning Authority.

Reason : To protect the character of the area in accordance with Policies SS2 of the South Northamptonshire Local Plan.

Removal of PD rights [boundary enclosures] (original permission condition)

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 any location around the dwellinghouse, at any time, without the prior express planning permission of the Local Planning Authority.

Reason : In order to retain the open, rural character of the area and street scene in accordance with Policy SS2 of the South Northamptonshire Local Plan.

INFORMATIVE (original permission informative)

1. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:
- on or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
 - on or within 16 metres of a sea defence
 - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.
