

<u>Application Number</u>	WND/2021/0676
Location Description	LAND AT THE CROFT, CROFT LANE, STAVERTON, NORTHAMPTONSHIRE, NN11 6JE
Site Details	CONSTRUCTION OF DETACHED DWELLING AND GARAGE.
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Applicant	TRUSTEES OF THE AUNT JOY FAMILY TRUST
Agent	J WILBRAHAM, DLP PLANNING LTD
Case Officer	MRS C PHILLIPS
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Ward	WOODFORD & WEEDON WARD
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Reason for Referral	The application is brought before planning committee on request of a Councillor Frost and seeks consent for the construction of a single dwelling and double garage.
Committee Date	8 JUNE 2022
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EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION **SUBJECT TO** CONDITIONS AND TO A S106 LEGAL AGREEMENT TO SECURE THE PROPOSED DEVELOPMENT AS AN AFFORDABLE UNIT.

Consultations

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

- **WNC Listed Buildings & Conservation Officer**

The following consultees have raised no objections to the application:

WNC Highways

Staverton Parish Council

- WNC Assistant Archaeological Advisor

The following consultees **are in support** of the application:

- None

4 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
- Impact on the setting of heritage assets and landscape
- Impact on highway safety
- Impacts on neighbouring properties.

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions and securing of a legal agreement for the provision of an affordable unit.

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

APPLICATION SITE AND LOCALITY

The application site lies within Staverton Conservation Area and forms part of the residential curtilage to The Croft, a large Grade II listed house built of ironstone under tiled roof. The host property dates from 1700 and is listed as a building of special architectural or historic interest. This building stands in extensive gardens with mature planting that extends to the edge of the conservation area to the north. A belt of mature trees (protected by TPO) marks the western boundary of the garden, alongside the access to 'Staverton Hall'. A large Yew tree sited east of the proposed dwelling would be retained as part of the proposal.

The property included a small group of ancillary buildings to the south-west of the house itself, comprising of garage, green house and other outbuildings, it was acknowledged that these have limited architectural interest and thus consent was granted for part demolition of these structures.

An existing vehicular access serving the host dwelling provides direct access into the site

The application site would be located west of the host dwelling with removal of the remaining elements of the outbuildings to accommodate the access, turning arrangements and proposed double garage.

CONSTRAINTS

The application site is within the Staverton Conservation Area and within the curtilage of The Croft a Grade II Listed Building.

DESCRIPTION OF PROPOSED DEVELOPMENT

The application seeks consent for the construction of a 1 ½ storey dwelling with garage to be located to the west of The Croft.

The site forms an area of the existing lawn and the access would be through the previous garage building. The new dwelling would be of traditional pitched roof and gables and to be constructed of Northamptonshire ironstone and dark brown plain tile roof. The proposed 3 bedrooms would be accommodated within the roof space.

RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
DA/2017/0240	Demolition of part of shed and garage	Approved with conditions
DA/2015/0917	Demolition of garage and outbuildings, construction of single house and garage	Refused – dismissed on appeal

RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

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

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 Settlements &

Countryside 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)

The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S3 – Scale and Distribution of Housing Development
- S10 – Sustainable Development Principles
- H1 – Housing Density and Mix and Type of Dwellings
- H2 – Affordable Housing
- R1 – Spatial Strategy for Rural Areas
- BN5 – The Historic Environment & Landscape

Settlements & Countryside for Daventry District Local Plan (Part 2) (LPP2)

The relevant policies of the LPP2 are:

- SP1 – Daventry District Spatial Strategy
- RA2 – Secondary service village
- HO8 Housing Mix & Type
- ENV1 – Landscape
- ENV7 – Historic Environment
- ENV10 – Design

Material Considerations

Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Household Extensions and Alterations Supplementary Planning Guidance
- Staverton Conservation Area Appraisal and Management Plan (Oct 2019)

RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received at the time of writing this report.

Consultee Name	Position	Comment
WNC Affordable Housing Officer		There was a need identified for 2 x 3 bed market houses. At Braunston Lane only 1 x 3 bed house was provided so there is an unmet need for another 3 bed normal market house in accordance with the latest housing needs survey.

<p>WNC Listed Building and Conservation Officer</p>		<p>Our heritage comments in respect of the 2015 application expressed the view that further development in this area will encroach upon the historic context of the listed building and compromise its quiet garden setting. Any development behind Moss Cottage and Tilia House is likely to obscure views into the rear garden of The Croft between the existing houses, which may erode the character of the conservation area by removing the sense of the village opening into the open countryside in this location.</p> <p>We went on to say that <i>'The gardens of The Croft contain a good variety of mature trees and shrubs and the existing hedgerows provide good physical definition of boundaries and spaces within the grounds. The proposed dwelling would sit within an area defined by an existing garden hedgerow on the northern side, providing some physical and visual enclosure. It would not have any direct impact upon the protected tree avenue to the west. Nevertheless, the development would have a harmful impact. The proposed dwelling has a poor relationship with The Croft, turning its back on the house. The eastern boundary is shown on the plan by a dashed line, but there is no indication of how this would be physically designed on site'</i></p> <p>The application was refused on the grounds that the proposed development would have an unacceptable impact upon the setting of the listed building and the character and appearance of the conservation area. The appeal inspector agreed with these grounds. The inspector felt that a good degree of visual separation between the new dwellinghouse and The Croft would be provided by the existing laurel hedge and the yew tree, but acknowledged that the grounds of the historic house would be somewhat diminished by the complete separation of the new plot. At paragraph 13 the inspector concluded that the cramped character of the proposed new building on</p>
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		<p>its plot and its poor relationship to properties to the south would cause harm to the character and appearance of the conservation area. It was considered that the loss of the more spacious setting of 'The Croft' would reinforce these objections.</p> <p>I am concerned about the current proposal to relocate the new dwelling further north on the plot to seek to address the 2015 appeal inspector's concerns about the proximity to the dwellings to the south and lack of garden space for the new dwelling. Section 3.11 of the applicant's planning statement notes that the existing northern hedge would be retained. It is shown to be retained on the proposed site plan. However, section 6.15 of the planning statement claims that the appeal's inspector's previous concerns have been addressed by modifying the layout and creating a larger garden area. It states that this has been achieved through the removal of the laurel hedge which previously formed the northern boundary and pushing the dwelling further back into the plot.</p> <p>Which is it?</p> <p>Even on the proposed site plan the new dwelling has been moved to within a couple of metres of the hedgerow - assuming its position and width are shown correctly on the plan (which I question). There is no topographical survey with the current submission, but there is one on the 2015 application file. This appears to show the existing laurel hedge situated a little further south than is indicated on the current proposed site plan.</p> <p>If the laurel hedgerow was removed to allow for development this would have a considerable adverse impact on the setting of The Croft in the short term. Even if the hedge were retained, or a new one planted and allowed to establish to form an effective screen, the proximity of the proposed new</p>
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		<p>house to the boundary would create a poor relationship with the garden of The Croft. The loss of this part of the garden would still adversely affect the spacious setting of The Croft.</p> <p>I consider that the harm to the historic setting of the listed building and the character and appearance of the conservation area arising from the proposed development would be 'less than substantial' in NPPF terms. Paragraph 200 of the NPPF requires that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Paragraph 202 requires that any harm should be weighed against the public benefits of the proposal. The objections of the LPA and the appeal inspector in respect of the 2015 application have not been overcome by the current proposal, which makes very minor changes to the proposed site layout and does not demonstrate how the laurel hedgerow at the northern boundary could be effectively retained and managed in the long term.</p> <p>I object to the proposal on heritage grounds.</p>
WNC Highways Officer		<p>It is understood that access is proposed off Croft Lane at a point where there is an existing garage belonging to The Croft. This means that an existing point of access off the highway is established. Whilst it is noted that Croft Lane is narrow, the proposed access would have adequate inter-vehicular visibility in both directions due to its position on the outside of the bend. Removal of the garage would be viewed as an improvement by the LHA as garage doors abutting, and opening over, the highway in this way do not meet current standards. Whilst the development proposal removes the single garage for The Croft, this dwelling has a separate driveway access and parking provision. The loss of the garage is therefore not considered significant in terms</p>

		<p>of parking and access for the existing dwelling.</p> <p>The proposed dwelling can only be accessed by foot from Croft Lane. As mentioned above, Croft Lane is very narrow and does not have footways. This has the potential to discourage journeys within the local area that would otherwise be taken on foot and promotes car use. Pedestrians would need to walk in the carriageway, but it is acknowledged that traffic using Croft Lane is likely to be extremely low volume and low speed and the situation with pedestrians using the carriageway would be comparable to shared surface street arrangements. The LHA wishes to raise this as a concern, but it would not be viewed as presenting an unacceptable risk to highway or pedestrian safety.</p>
WNC Assistant Archaeological Advisor		No comments to make on the application.
WNC Landscape Officer		<p>The Arb Report refers to the formation of a No Dig CCS Driveway in order to alleviate potential issues of required access into a minor area of the RPA for tree T1 the Yew. The RPA for the trees should be shown on the Proposed Layout and the No Dig CCS Driveway should also be labelled.</p> <p>Temporary protective fencing has also been referred to in the Arb Report with illustration of type and specification for its erection on site. Again the type and specifically its position should be shown on the Proposed Layout Plan. In addition both the No Dig CCS Driveway and erection of the approved temporary protective fencing are pre commencement actions. Basically specific elements identified in the Arb Report need to be specified on the Layout Plan.</p>
Staverton Parish Council		No objections to the application but have concerns regarding construction traffic and existing highway problems.

RESPONSE TO PUBLICITY

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

There have letters of objections from 4 properties raising the following comments:

- Harm to the Staverton Conservation Area
- Harm to the setting of the Grade II Listed Building
- Unacceptable impact on the existing trees
- Does not meet identified housing need
- Impact on light to properties
- Existing traffic problems will be exacerbated by the proposed additional dwelling

APPRAISAL

Principle of Development

Policy R1 sets out the spatial strategy for rural areas stating that development will be guided by a rural settlement hierarchy which would be set out in Part 2 Local Plans. In this case, Staverton is identified as a Secondary Service Village within The Settlements and Countryside Local Plan (Part 2). These policies recognise that this performs an important role in helping to provide some services and facilities for the local community it serves and sets out criteria where development would be acceptable

As a secondary service village with the Settlements and Countryside Local Plan Part 2 Policy RA2 advises that in such villages,

- A) Development will be located within the confines.
- B) Development outside the confines will be acceptable only in the following circumstances;
 - (i) Where the housing land supply is less than five years (3 years where a neighbourhood development plan that is less than 2 years old is in place that allocates sites for housing) or where the Housing Delivery Test is not met; or
 - (ii) Where the development provided would clearly meet an identified local need for housing, this would be need identified through an up to date Housing needs Survey or Housing Needs Assessment where it is demonstrate that this could not otherwise be met within the defined confines of the village
 - (iii) Where is demonstrated that such a scheme is required to support and essential local service that may be under threat especially a primary school or primary health service; or
 - (iv) Economic development that will enhance or maintain the vitality or sustainability of the Secondary Service Village or would contribute towards and improve the local economy.

- C) To ensure that the role of these villages is maintained, all development at Secondary Service Villages within or outside the confines shall also meet the following criteria:
- (i) Be of an appropriate scale relative to its role as a Secondary Service Village; and
 - (ii) Not result in the loss existing services and facilities important to the sustainability of the settlement and its role as a Secondary Service Village; and
 - (iii) Protect the form, character and setting of the village and areas of historic or environmental importance including those identified in conservation area appraisals and village design statements; and
 - (iv) Protect the integrity of garden or other open land that makes an important contribution to the form, character and setting of the settlement and:
 - (v) Be accessible by walking and cycling to the majority of services and facilities within the settlement; and
 - (vi) Protect the amenities of existing residents.
- D) Development that is provided for in a made Neighbourhood development plan

Development Plan Policy H3 support the provision of rural exception sites and advise that in all cases the following criteria should be met;

- The site is within or immediately adjoins the main built up area of the rural settlement
- The form and scale of the development should be clearly justified by evidence through a local housing needs survey; and
- Arrangements for the management and occupation of affordable housing must ensure that it will be in perpetuity for people in local housing need.

The application seeks the construction of a 3 bedroom dwelling within the confines of the village and which will meet an outstanding need as identified within the latest housing needs survey as confirmed by WNC Affordable Housing Officer. Correspondence has also confirmed that the applicant is to offer the property as an affordable housing unit.

Having regard to the proposed location of the development and intended occupancy, it is considered that the proposal would accord with the Development Plan cited above and is acceptable in principle. Whilst the proposal is considered acceptable in principle, it remains necessary to consider the impacts of the proposal as set out in the preceding chapters of this report.

Impact on setting of heritage assets, character appearance of the area and landscape

The site forms part of the Staverton Conservation Area and the curtilage of The Croft. (A listed building).

Development plan policies BN5 and ENV7 recognises the value of designated and undesignated heritage assets and seeks to ensure that their significance, setting and contribution to local distinctiveness are conserved or enhanced. Policy ENV7 advises that any harm to a designated heritage asset requires clear and convincing justification. Proposals that lead to substantial harm to or total loss of a designated heritage asset or less than substantial harm to a designated heritage asset will be judged against the tests in the NPPF.

The NPPF paragraphs 199-208 set out the tests for considering potential impacts of developments and advises that substantial harm to or loss of assets of the highest significance should be wholly exceptional. Where a proposed development would lead to substantial harm or total loss of significance, local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that would outweigh that harm or loss or all the following would apply:

- The nature of the heritage asset prevents all reasonable uses of the site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant- funding or some form of not profit, charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

Where a development would lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal including where appropriate, securing its optimum viable use.

Development Plan policy ENV10 seeks to ensure that developments are of high quality that reflect and integrate with the surroundings and create a sense of place. This is supported by NPPF paragraph 130 which advises that planning policies and decisions should ensure that developments

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting , while not preventing or discouraging appropriate innovation or change (such as increased densities)
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit
- Optimise the potential of a site to accommodation and sustain an appropriate amount and mix of development (including green and

- other public space) and support the local facilities and transport networks; and
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policy ENV1 requires developments to maintain the distinctive character of the landscape. Of particular relevance is the requirement to avoid creating hard developed edges to the open countryside.

The proposal would be of modest design with rooms accommodated within the roof space thus reducing the overall height of the property. Together with the proposed use of traditional materials that are reflective of those within the immediate area, the proposal would result in an attractive building. The appearance of the dwelling in itself is therefore considered to be acceptable.

The comments from the Listed Buildings and Conservation Office advises that the proposal would have a less than substantial harmful impact on the Staverton Conservation Area and The setting of The Croft. The concerns were echoed within the last application which was subject of appeal and dismissed. In dismissing the appeal the Planning Inspector stated "the fact that a useful new residential unit would be created weigh in favour of the appeal but nevertheless, I am convinced that the harm outweighs the benefits of the project."

Since the determination of this appeal, changes to the Development Plan and material consideration requires there where less than substantial harm is identified (as in this case) it be weighed against the public benefits of the proposal. The application proposes the construction of 3 bedroom dwelling which is confirmed by the WNC Affordable Housing Officer as meeting an unmet need as required by the latest housing needs survey and it is confirmed by the applicants that the proposal would be offered as an affordable unit. The public benefit of the provision of an identified need within the confines of the village is therefore to be weighed against the less than substantial harm to the heritage assets.

Whilst acknowledging that the spaciousness of the site would be diminished by the development, in my view, the presence of the large Yew tree and retention of the TPO trees along the west boundary provides a significant level of screening of views out of the Staverton Conservation Area and reduces harm to the setting of The Croft. The provision of further planting to reinforce the proposed boundary hedge would also provide further screening of the proposal.

The previous appeal was unable to demonstrate that the proposal was able to meet an identified housing need and nor was it proposed as an affordable unit and it these matters which are considered to be significant public benefit.

Overall, the proposal is finely balanced but in this case it is considered that the public benefits of the proposal would outweigh the less than substantial harm to the Staverton Conservation Area and the setting of The Croft.

With regards to the impact on the landscape and loss of trees, comments presented by the WNC Landscape Officer suggest that matters may be addressed by appropriately worded conditions.

Impact on highway safety

NPPF paragraph 110 advises that in assessing development it should be ensured that

- a) Appropriate opportunity to promote sustainable transport modes given the type of development and location
- a) Safe and suitable access to the site can be achieved for all users
- b) The design of streets, parking areas, other transport elements and the content of associated design reflects current national guidance.
- c) Any significant impacts from the development on the transport network or on highway safety can be cost effectively mitigated to an acceptable degree.

Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

It is noted that whilst Staverton Parish Council has no objections to the proposal there remains concerns regarding the current traffic problems related to parking and access. These concerns are also raised by nearby properties.

However, it should equally be noted that new developments are not there to resolve existing traffic problems but should seek to mitigate any impacts which would result from the proposal.

In this case the application has been subject of consultation with WNC Highway Officers and the comments advise that no objections to the proposal. As such, it is considered that the matters of highway safety have been satisfactorily addressed.

Impacts on neighbouring properties

Development Plan policies H1 seeks to safeguard the residential amenities of both existing occupiers and future occupiers of new housing developments.

Representations have been received raising concerns with regards to the loss of light. The proposal would be sited north of the dwellings of concern and whilst it is noted that the single storey garage is located close to the boundary, the proposed dwelling would be sited 17m from the nearest dwelling and in excess of the requirements as set out by the Supplementary Planning Guidance.

The proposed layout of the property has also been designed to avoid introducing overlooking and loss of privacy to nearby properties.

Having regard to the above, the impact on neighbouring properties is considered to be acceptable.

FINANCIAL CONSIDERATIONS

The application is CIL liable but social housing exemptions may be applied for as the application is submitted as an exception site in accordance with the relevant Development Plan policies

PLANNING BALANCE AND CONCLUSION

In conclusion, it is accepted that the proposal for the construction for a single dwelling with double garage would have a less than substantial harm to the Staverton Conservation Area and the setting of The Croft but that this harm would be outweighed by the public benefit of securing an identified need and affordable unit which would have an acceptable impact on highway safety and the residential amenities of nearby properties in accordance with the Development Plan and having regard to materials consideration.

RECOMMENDATION

Subject to the completion of a Section 106 Agreement to secure the affordable unit and the following conditions

CONDITIONS

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
- 2. Any gates at the point of access shall be hung to open inwards only and shall not be nearer than 5.5 m to the near edge of carriageway.**
- 3. The garage, parking space and turning areas shown on the approved plan(s) shall be constructed/laid out and surfaced in accordance with the approved drawings before the dwelling is first occupied and shall not thereafter be used for any purpose other than garaging/parking of private motor vehicles.**
- 4. Prior to construction works above slab level samples of the materials to be used in the construction of the external surfaces of the dwelling and garage hereby permitted shall have been submitted to and approved in writing by the Local**

- Planning Authority. Development shall be carried out in accordance with the approved details.**
- 5. The building shall be constructed of natural local stone details of which shall be submitted to and approved by the Local Planning Authority before the development is commenced and implemented as approved. The stone shall be laid to course and pointed in the traditional manner of the area.**
 - 6. Prior to the commencement of development details of the The Route Protection Area for the trees shall be shown on the Proposed Layout and the No Dig CCS Driveway should also be labelled and agreed by the Local Planning Authority.**
 - 7. The submitted and approved landscape scheme shall be implemented prior to the development, or any phase of the development, being first occupied/used, or in accordance with a programme approved in writing by the Local Planning Authority. If within a period of five years from the date of the planting of any tree or shrub, they, or any planted in replacement for them, are removed, uprooted or destroyed or die (or becomes in the opinion of the Local Planning Authority, seriously damaged or defective) another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.**
 - 8. Prior to first occupation a schedule of landscape maintenance details for a minimum of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.**
 - 9. No equipment, machinery or materials shall be brought onto the site for the purposes of the development until details of the proposed type and a plan of the proposed position of fencing for the protection of trees or hedges that are to be retained on the site, have been submitted to and approved in writing by the Local Planning Authority. The fencing shall be implemented in accordance with these details and shall remain in place until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored, disposed of, or placed, nor fires lit, in any area fenced in accordance with this condition and the ground levels within these areas shall not be driven across by vehicles, altered, nor any excavation made (including addition/removal of topsoil/subsoil) without the written consent of the Local Planning Authority.**
 - 10. Prior to occupation of the dwelling hereby permitted a plan and elevation indicating the positions, design, materials and type of boundary treatments to be erected shall be submitted to and approved in writing by the local planning authority.**

Development shall be carried out in accordance with the approved details and retain as approved in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

- 11. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no development shall be carried out which falls within Classes A, AA, B, C, D & E of Part 1 of Schedule 2 to the Order without the prior express consent of the Local Planning Authority.**
- 12. The development shall be carried out strictly in accordance with drawings registered valid 7th October 2021.**

REASONS

- 1. To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).**
- 2. In the interests of public and highway safety.**
- 3. In the interests of residential amenity and the safety and convenience of users of the adjoining highway.**
- 4. From the approved application details it is not possible to assess the appropriateness of the proposed materials without checking them on site and comparing them to their surroundings, to ensure the proposed materials are appropriate to the appearance of the locality. Because it can take up to 8 weeks to discharge a condition, it is recommended the samples are provided at least 8 weeks before they need to be ordered.**
- 5. In the interests of visual amenity.**
- 6. In the interest of visual amenity and to safeguard the conditions of retained and protected trees.**
- 7. In the interests of the visual amenity of the area.**
- 8. In the interests of the visual amenity of the area.**
- 9. In the interests of the visual amenity of the area.**
- 10. In the interest of the visual amenity of the locality and conserve the setting of The Croft as a grade II listed property.**
- 11. In the interests of visual amenity of the area and the setting of heritage assets.**
- 12. To ensure development is in accordance with the submitted drawings and to enable the Local Planning Authority to consider the impact of any changes to the approved plans.**

NOTES

- 1. The applicant's attention is drawn to the fact that the Council has identified this development as liable for Community**

Infrastructure Levy (CIL) payments under the 'Daventry District Council Community Infrastructure Levy Charging Schedule –Approved' (31st July 2015) which has been implemented by the District Council under the provisions of 'The Community Infrastructure Levy Regulations 2010 (as amended).' Accordingly, unless exemptions have been sought under the provisions of the CIL Regulations, payment of CIL charges will be payable to the Council upon commencement of development

