



**West
Northamptonshire
Council**

Notice of Decision

Town and Country Planning Act 1990 Town & Country Planning (Development Management Procedure) (England) Order 2015 Approval of Full Planning Permission

To:	Mr and Mrs Alex and Becky Westaway C/O Barry Waine Planning Mr Barry Waine Sunnyside Cottage The Green Wootton Northampton NN4 6LF	Application No:	2024/2433/FULL
		Application Date:	16 May 2024
		Date of Decision:	24 June 2025

THE DEVELOPMENT SUBJECT TO THIS PLANNING PERMISSION IS LIABLE DEVELOPMENT UNDER THE COMMUNITY INFRASTRUCTURE LEVY REGULATIONS 2010 (AS AMENDED)

WEST NORTHAMPTONSHIRE COUNCIL, in pursuance of powers under the above mentioned Act, hereby PERMIT:

Construction of dwelling and alterations to existing access.
at Land off Cottesbrooke Road Naseby

In accordance with the accompanying plans and particulars and subject to the conditions specified hereunder:

Time limit

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason - 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).

Approved Plans

2. The development shall be carried out strictly in accordance with drawing nos:
AL-003 (Roof Plan), AL-004 (General Arrangements) received by the LPA on 01/05/2024
and plan numbers:
ELEV-001-002 (General Arrangements - Elevations 01 and 02),
ELEV-003-004 (General Arrangements -Elevations 03 and 04),
AL- 001 (General Arrangements -Ground floor plan),
AL-002 (General Arrangements -First floor plan) received by the LPA on 01/05/24;

AWB-113-011 (Fibonacci Spiral Schematic Plan),
AWB-133-008 (Circulation and breakout spaces plan),
AWB-133-001 (House and immediate setting plan) and
AWB-133-022 Rev A (Amended Site Location Plan) received by the LPA on 12/03/2025.

Reason –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 and in order to secure the design that is of exceptional quality required to comply with the provisions of paragraph 84(e) of the NPPF.

Materials

3. Prior to any construction above slab level and notwithstanding the details shown on the approved plans, full details of all external materials and finishes to be used in the construction of the approved dwelling, including representative samples (to be provided on site), shall be submitted to and approved in writing by the local planning authority before being installed anywhere on the site. All works shall then be carried out strictly in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the materials are appropriate to the appearance of the area in which the site lies and in order to secure the exemplary standard of design required to comply with the provisions of paragraph 84(e) of the NPPF.

Contaminated Land

4. If during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately, and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The implementation of any remediation works will be detailed in a closure report to be submitted to and the Local Planning Authority prior to first occupation.

Reason: To ensure any contamination within the site is dealt with in a safe manner.

Construction Management Plan

5. Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the demolition and construction works.

Reason: To protect the nearby residential amenity and in the interest of highway safety.

Reason: To protect the nearby residential amenity and in the interest of highway Safety in accordance with Policies C2 and BN9 of the West Northamptonshire Joint Core Strategy 2014.

Water efficiency and drainage

6. The dwelling hereby approved shall incorporate measures to limit water use to no more than 110 litres per person per day within the home in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations 2010 (as amended).

Reason: In the interests of sustainability and water efficiency in accordance with policy S10 of the West Northamptonshire Joint Core Strategy.

7. Prior to commencement of development a detailed drainage plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of foul and surface water collection and disposal methods and details of any water saving measures to be employed.

Reason- To ensure that all services are effectively connected to the existing foul and surface water systems in accordance with ENV11 of Daventry Local Plan (Part 2).

Tree protection

8. 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.

Reason – In the interests of the visual amenity of the area and to protect existing landscape features in accordance with ENV1 of Daventry Local Plan (Part 2).

Boundary treatment

9. Prior to the first 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.

Reason – In the interests of visual amenity of the locality and in accordance with Policy ENV10 of Daventry Local Plan (Part 2) and to ensure that the dwelling conforms with the requirements of para 84 e of the NPPF.

Landscaping

10. Prior to commencement of the construction of the dwelling hereby permitted, full details of a scheme of hard and soft landscaping for the site which shall include the planting of native species hedgerows and tree planting shall be submitted to and approved in writing by the Local Planning Authority. All hard landscaping shall be implemented in accordance with the approved details before the dwelling hereby permitted is first brought into occupation and all soft landscaping shall thereafter be implemented in accordance with the details so approved no later than in the first planting season following completion of the development.

Reason: To secure landscape mitigation for the development, in the interest of visual amenity and to ensure the development would not detract from the character and appearance of the site and surrounding rural area in accordance with Policy ENV10 of Daventry Local Plan (Part 2) and to ensure that the dwelling conforms with the requirements of para 84 e of the NPPF.

11. If within a period of 10 years from the date of the planting of any tree or shrub, they, or any planted in replacement for them, are removed, up rooted or destroyed or die (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) replacement planting of the same species and size, in the same location(s) as that originally planted shall be provided, unless the Local Planning Authority gives its written consent to any variation.

Reason: To secure landscape mitigation for the development, in the interest of visual amenity and to ensure the development would not detract from the character and appearance of the site and surrounding rural area in accordance with Policy ENV10 of Daventry Local Plan (Part 2) and to ensure that the dwelling conforms with the requirements of para 84 e of the NPPF.

Permitted development rights

12. 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, AC, AD, B, C, D, E, F, G and H of Part 1 of Schedule 2 to the Order without the prior express consent of the Local Planning Authority.

Reason: To protect the visual amenity of the area and in order to secure the exceptional quality standard of design required to comply with the provisions of paragraph 84 (e) of the NPPF and to afford the LPA the opportunity of assessing the impact of any further alterations/extension on the exceptional design of the approved dwelling.

Archaeology

13. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) fieldwork in accordance with the agreed written scheme of investigation;
- (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);
- (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To ensure that features of archaeological and historic interest are properly examined and recorded and the results made available, in accordance with NPPF paragraph 218.

Ecology

14. Where an offence under Regulation 41 of the Habitat and Species Regulations 2017 is likely to occur in respect of the development hereby approved, no works of site clearance, demolition or construction shall take place which are likely to impact on bats until a licence to affect such species has been granted in accordance with the aforementioned

Regulations and a copy thereof has been submitted to the Local Planning Authority.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the National Planning Policy Framework.

15. The development hereby permitted shall be carried out in accordance with the recommendations set out in Ecological Appraisals by Cherryfield Ecology submitted to the LPA in May 2024 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

16. The development hereby permitted shall not begin until:

(a) A Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The Biodiversity Gain Plan shall include a Habitat Management and Monitoring Plan (HMMP). The HMMP shall include provision for the management and monitoring of the site for at least 30 years after the development is completed (or in accordance with a revised period set out in and future relevant regulations enacted by the Secretary of State). The Biodiversity Gain Plan shall be implemented in accordance with the approved details.

Reason: In order that the biodiversity gain objective is met and to accord with Schedule 7A to the Town and Country Planning Act 1990.

Highways

17. Prior to the first occupation of the dwelling hereby approved, pedestrian visibility splays shall be constructed and maintained in accordance with the approved plan no. No. AWB – 133 – 010 and the areas of land within the splays shall be completely cleared of all obstructions and levelled and maintained at a height not exceeding 0.9m above adjacent carriage level.

Reason: In the interests of public and highway safety in accordance with para 115 of the NPPF.

18. Prior to the first occupation of the dwelling hereby approved the details of the crossover of the highway verge (width and surfacing, which will be tarmac) shall be submitted to and approved by the LPA.

Reason: In the interests of public and highway safety and to prevent loose material being deposited on the highway.

19. Prior to the first occupation of the dwelling hereby approved the first 5 metres of the access from the highway boundary must be constructed in a hard bound material. Beyond this, there are no requirements for surface material.

Reason: In the interests of public and highway safety and to prevent loose material being deposited on the highway in accordance with para 115 of the NPPF.

20. Any gates proposed must be set back from the highway to allow a car to pull fully off the carriageway.

Reason: In the interests of public and highway safety in accordance with para 115 of the NPPF.

21. Prior to the first occupation of the dwelling hereby approved Pedestrian visibility splays shall be as shown in the approved plan AWB133 010. The areas of land within the splays shall be completely cleared of all obstructions and levelled and maintained at a height not exceeding 0.9m above adjacent footway level.

Reason: In the interests of public and highway safety in accordance with para 115 of the NPPF.

Informatives:

1. In making this decision, the Local Planning Authority has had regard to the requirements of Paragraph 38 of the National Planning Policy Framework and Article 35 (2) of the Town and Country (Development Management Procedure)(England) Order 2015 (as Amended). In dealing with this planning application the Local Planning Authority did not need to have discussions with the applicant to amend the plans as the original submission was considered acceptable subject to the imposed conditions.
2. 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.
3. Northamptonshire has varying levels of radon due to its underlying geology. Radon can enter buildings and affect the health of the occupants living in affected areas.
4. Advice should be sought from local authority building control officers or from approved inspectors to establish if radon protection is necessary and if this is the case radon protection measures will need to be installed in accordance with BRE Report (BR 211 Radon: guidance on protective measures for new dwellings).
5. The applicant should have regard to the Building Regulations Approved Document E 'resistance to the passage of sound' in order to ensure the acoustic insulation is adequate to minimise airborne and structure borne noise to occupants. Where the development is flats or houses in multiple occupation, this shall include individual units and shared amenity spaces.
6. No demolition or construction work (including deliveries to or from the site) that causes noise to be audible outside the site boundary shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0830 and 1300 on Saturdays, and at no times on Sundays or Bank Holidays unless otherwise agreed with the local planning authority.
7. Precautions shall be taken to prevent the deposit of mud and other debris on adjacent roads by vehicles travelling to and from the construction site. Any mud refuse etc. deposited on the road as a result of the development must be removed immediately by

the operator/contractor.

8. During the demolition and construction phases the developer shall provide, maintain and use a supply of water and means of dispensing it, to dampen dust in order to minimise its emission from the development site.
9. The developer shall not permit the processing or sweeping of any dust or dusty material without effectively treating it with water or other substance in order to minimise dust emission from the development site.
10. Please note that the applicant will be required to obtain a Section 184 licence from WNC Highways Regulations on receipt of a planning Consent in order to carry out works to the site access within public highway land. Please note also that the works necessary to be undertaken within publicly maintained highway land must be undertaken only by a WNC Highways Approved Contractor, who has the required and necessary public liability insurance in place.
11. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan (BGP) before development is begun because none of the statutory exemptions or transitional arrangements is/are considered to apply.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is West Northamptonshire Council

Further information on statutory exemptions or transitional arrangements, the impact of irreplaceable habitats, the preparation of BGP and HMMP, the effect of Section 73D of the Town and Country Planning Act 1990, and other relevant guidance is available within the Biodiversity Net Gain Collection at www.gov.uk/government/collections/biodiversity-net-gain

COMMUNITY INFRASTRUCTURE LEVY

The development hereby permitted is Liable Development under The Community Infrastructure Levy (CIL) Regulations 2010 (as amended) please therefore see the CIL Liability Notice, a copy of which is contained on the application details on the Council's Planning Register - <https://wnc.planning-register.co.uk/Planning/Display/2024/2433/FULL>

Town and Country Planning (Development Management Procedure) (England) Order 2015 and paragraph 39 of the National Planning Policy Framework

In accordance with the above, WEST NORTHAMPTONSHIRE COUNCIL has worked with the applicant in a positive and creative way by engaging in discussions and, where possible, by enabling problems to be resolved within applications in accordance with its adopted protocol on 'Negotiating Submitted Applications'. In determining formal applications, WEST NORTHAMPTONSHIRE COUNCIL always seeks to look for solutions rather than problems so that applications for sustainable development can be approved, thereby resulting in improvements to the economic, social and environmental conditions of the area.

Under the Town and Country Planning (Fees for Applications, Deemed Application, Requests and Site Visits) (England) (as amended) Regulation 2012 there is a fee payable each time you make a request to discharge any of the conditions attached to this permission. You can apply to discharge more than one condition at the same time. At the time of this decision the fee is £86 per request for householder development and £298 per request in all other cases. The fee may

be more when you come to apply for the discharge of condition if the Regulations have been amended. The fee is payable when you submit the details to discharge the condition(s). The Council has '1app' forms for such applications, but their use is not mandatory.

CONDITIONS

The applicant's attention is drawn to the need to comply with all conditions imposed on this permission. Failure to do so could result in the council serving a breach of condition notice against which there is no right of appeal.

Under the Town and Country Planning (Fees for Applications, Deemed Application, Requests and Site Visits) (England) (as amended) Regulation 2012 there is a fee payable each time you make a request to discharge any of the conditions attached to this permission. You can apply to discharge more than one condition at the same time. At the time of this decision the fee is £43 per request for householder development and £145 per request in all other cases. The fee may be more when you come to apply for the discharge of condition if the Regulations have been amended. The fee is payable when you submit the details to discharge the condition(s). The Council has '1app' forms for such applications, but their use is not mandatory.

There is no fee for the discharge of conditions on listed building consents.

The Council has eight weeks to respond to applications to discharge conditions, so you will need to make your application in good time before commencing development.

Material Samples

Please note that where any of the above conditions require the approval of materials, material samples are no longer accepted at the Council offices and should in the first instance be left on the application site for the relevant case officer to view and assess in context with its surroundings. Material samples and sample panels should be placed/erected on the site before an application to discharge that condition(s) is submitted.

Should leaving samples on site be impractical then arrangements should be made with the relevant case officer to view samples on site.

Yours faithfully,



Stephanie Gibrat – Assistant Director of Planning

Checked by:	CP
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NOTES TO APPLICANTS:

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposal or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice *(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/government/organisations/planning-inspectorate>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK

If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

*If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:

28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.*

If either the local planning authority or the Secretary of State refuse permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

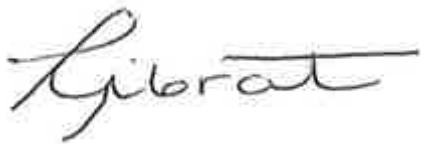
This permission is granted under the Town and Country Planning Act 1990 and/or the Planning (Listed Buildings and Conservation Areas) Act 1990. It does not confer permission that may be required under any other legislation; e.g. the Building Regulations or the Environmental Health Licensing Regulations. Therefore, the applicant is advised to check the need for further authorisation before starting work.

Development Monitoring

To inform us of your intention to start development please call or e-mail at least 14 days prior to the commencement of work on site. This will assist the Council with its policy of monitoring development within the district. Please ensure that you have complied with any pre-commencement conditions, e.g. supplied materials for approval. We will also monitor the development against the approved plans, and compliance with any Conditions imposed on the permission.

Thank you in advance for your assistance in this matter.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Gibrat', with a stylized flourish at the end.

Stephanie Gibrat – Assistant Director of Planning

To see the reasons why the above application was approved/refused please see the Officer's Report which can be viewed on online at: <http://wnc.planning-register.co.uk/>