

PLANNING COMMITTEE: 3 September 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0404

LOCATION: Land to rear of The Wooden Walls Of Old England Public House, 25 High Street, Collingtree

DESCRIPTION: 2no new detached dwellings with garages

WARD: Nene Valley Ward

APPLICANT: Marston Pubs Limited
AGENT: Architectural Solutions

REFERRED BY: Councillor J Nunn
REASON: Access concerns

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The principle of residential development on the site for new dwellings is considered acceptable in a residential area and would contribute towards the Council's five year housing land supply. As part of a balanced assessment and subject to conditions, it is considered that the proposal would have an acceptable impact upon community facilities, the character and appearance of the surrounding area, heritage assets, neighbouring amenity and highway safety. The development is therefore compliant with the requirements of the National Planning Policy Framework, Policies S1, S10, H1, RC2, BN5 and BN9 of the West Northamptonshire Joint Core Strategy, and Saved Policies E20, and E26 of the Northampton Local Plan.

2 THE PROPOSAL

- 2.1 The application seeks full planning permission for the erection of two houses served by a vehicular access from Watering Lane.
- 2.2 The new dwellings would be located on land to the rear of The Wooden Walls of Old England Public House and would share a vehicular access with the two new dwellings (Plots 1 and 2) currently under construction in the rear garden of No 37 High Street.

- 2.3 The new houses would have 4 bedrooms and a traditional design including gabled and hipped roof forms with subservient projections and facing stonework elevation treatments. The proposed house to the east of the site (Plot 3) would measure a maximum of 12 metres in width, 12.8 metres in depth and 7.8 metres in height. The proposed house to the north of the site (Plot 4) would measure a maximum of 17.4 metres in width, 10.4 metres in depth and 7.8 metres in height.
- 2.4 The proposed dwellings would each benefit from three parking spaces and a double garage. The garage for Plot 3 would have a gabled roof form and the garage from Plot 4 would have a hipped roof form. The garages would measure a maximum of 6.9 metres in width, 6.5 metres in depth and 4.7 metres in height.
- 2.5 The application has been subject to a number of amendments following its submission, including an increase in the separation of the dwelling on Plot 3 and the garage for Plot 4 from the eastern boundary with properties on Glebe Farm Close; introduction of hipped roof forms to the garage for Plot 4 and part of the main roof of the dwelling on Plot 4; and alterations to the garage and parking layout for Plot 3.

3 SITE DESCRIPTION

- 3.1 The application site is located in the historic core of Collingtree village within the Collingtree Conservation Area. The main part of the site comprises a paddock area set to the rear (east) of the beer garden and car park serving the Grade II listed The Wooden Walls of Old England Public House. In addition, the site includes the rear part of the beer garden of the public house and also an access drive onto Watering Lane to the south that is currently being constructed to serve two new dwellings (Plots 1 and 2) on land to the rear of No 37 High Street.
- 3.2 The application site would neighbour the rear gardens of properties on Glebe Farm Close to the northern and eastern side. To the southern side, the site would neighbour garages set to the rear of the new dwellings under construction on the land to the rear of No 37 High Street and also the rear boundary of No 1 Watering Lane. To the west, the site would neighbour the beer garden and car park for the public house and also the rear corner of No 17 High Street.

4 PLANNING HISTORY

- 4.1 The following applications at land to the rear of No 37 High Street are relevant to the current proposal:
- 4.2 N/2017/0621: Construction of 3no residential dwellings. Withdrawn.
- 4.3 N/2017/1503: Residential development of 2no dwellings served by new vehicular access from Watering Lane. Permitted.
- 4.4 N/2019/0224: Variation of Condition 2 of Planning Permission N/2017/1503 (Residential development of 2no dwellings served by new vehicular access from Watering Lane) to include alterations to size, siting and doors of proposed garages and alterations to height, porches, chimneys and fenestration details of proposed dwellings. Permitted.

5 PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

5.2 National Policies

The **National Planning Policy Framework (NPPF)** sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraphs 7-12 - Presumption in favour of sustainable development.

Section 5 - Delivering a sufficient supply of homes

Section 8 - Promoting healthy and safe communities.

Section 9 - Promoting sustainable transport

Section 12 - Achieving well-designed places.

Section 15 - Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S1 - The Distribution of Development

Policy S10 - Sustainable Development Principles.

Policy H1 - Housing

Policy RC2 - Community Needs

Policy BN5 - Designated & non-designated heritage assets and their settings

Policy BN9 - Pollution Control

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

E20 - New development (design)

E26 – Conservation Areas

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

Collingtree Conservation Area Appraisal & Management Plan (November 2008)

6 CONSULTATIONS / REPRESENTATIONS

Comment received are summarised as follows:

6.1 Arboricultural Officer (NBC): The trees within the site boundary are of no arboricultural interest or merit.

6.2 Archaeological Advisor (NCC): No objections subject to a condition to secure a programme of archaeological works.

- 6.3 **Councillor J Nunn:** Called the application in given the strength of feeling amongst local residents and to allow local residents to have the opportunity to address the planning committee on this application, particularly regarding their concerns over access.
- 6.4 **Collingtree Conservation Area Committee:** Strongly object to the development. Proposal is in a Conservation Area and would remove a large part of the open area in the middle of the village that has been used for so many activities in village life. Access to the site is too narrow for passing vehicles or waste disposal vehicles and proposal would generate further traffic on Watering Lane close to a dangerous cross roads. This is infilling too far, which does not harmonize with the existing area, one of the aims of the Conservation Area.
- 6.5 **Collingtree Parish Council:** Object to the application for the following reasons:
- The application comprises a stealth encroachment of land in a Conservation Area that should be protected.
 - Road safety concerns. The access would be close to a cross road and local blind spot; the access road could not accommodate two passing vehicles; and the proposal would increase traffic.
 - Negative effect on public house which is the focal point for the village community.
 - Loss of community green space; the paddock has been used for community events.
- 6.6 **Conservation (NBC):** The heritage issues in respect of this application are:

Impact on the Conservation Area

The land is shown on historic records as being part of orchards to the east of the village core along High Street and the proposal would result in loss of one of the last remaining sections. The site does not appear to have been within the historic curtilage of the 18th century public house and has only relatively recently been incorporated into the pub garden.

The proposal would form a continuation of development recently approved off Watering lane. Although the site is not prominent in views from public areas within the Conservation Area, the proposal will result in loss of an area of historic value to the setting of the village. However, given the development previously approved, its significance to the character and appearance of the Conservation Area has been diminished. The level of harm, in terms of the NPPF, would be "less than substantial"; in this circumstance, paragraph 196 of the NPPF requires the harm to be weighed against wider public benefits of the proposal.

Setting of the listed buildings

The setting of the Old Wooden Walls and Nos.19-23 High Street will to a limited extent be affected by the development, although the proposed houses would be more than 30 metres from the rear of the listed buildings. Given the density of properties within the Conservation Area and the present outlook towards the housing at Applebarn Close, it is considered that the distance and level of separation involved would have an acceptable impact on the setting of the listed buildings

Revised Plans

The revised plan indicates some further encroachment into the open space to the rear of the grade II listed Old Wooden Walls PH but is a more rational layout than the previous proposal and will have an acceptable impact on the setting of the listed buildings.

- 6.7 **Environmental Protection (NBC):** No objections subject to conditions to address land contamination, noise from the motorway and public house, and construction hours and also an informative relating to the Low Emission Strategy.
- 6.8 **Highways (NCC):** Having reviewed the layout would provide the following observations:
- The access should be tracked for fire appliances or the properties must include sprinkler systems
 - Building Control advice should be sought regarding waste collection.

- 6.9 **Eighteen letters of objection** were received to the application as originally submitted. These letters include the following points:
- There is no need for housing.
 - The site is to the rear of the public house and is frequently used by locals and the community for village events; the area is important for village life and the pub is the centre of the village.
 - Proposal would contribute to the erosion of the identity of the village.
 - Proposal would undermine the future of the public house by reducing its outdoor space and the ability to hold events on the paddock. In addition, the proximity of the new houses to the public house is likely to limit outdoor events held at the public house.
 - Scheme would intrude into the Conservation Area and the loss of the green space is contrary to its designation as a Conservation Area; Green areas should be protected.
 - The building of such large houses will have an adverse impact on the Conservation Area and nearby listed properties.
 - The locality is becoming overcrowded.
 - The properties are too large in footprint and too high in relation to neighbours.
 - The privacy, natural light and views of the sky line from properties on the High Street, Glebe Farm Close and Watering Lane will be adversely affected. Also houses would be overbearing on a raised land level.
 - Garages would be located close to boundaries and overshadow neighbours and create boundary fence maintenance issues.
 - Gardens for new houses would be overlooked by neighbours.
 - Noise generation to the detriment of neighbours.
 - Inadequate parking with associated highway impacts.
 - The access is in an unsafe position and the driveway is not wide enough to accommodate traffic from the development. Also existing traffic will be exacerbated.
 - Water supplies for the development have already been installed.

- 6.10 In addition, following a re-consultation exercise on revised plans, **a further ten letters of objection** have been received. These letters repeat the concerns raised above and also include the following additional points:
- Proposal should be redesigned to ensure no loss of beer garden.
 - Amended scheme would take even more land from the public house.
 - Higher land levels would mean proposal would detract from Watering Lane streetscene.
 - Revised plans do not adequately address and would worsen the impacts of the proposal on neighbours due to the land level difference between the site and neighbours.
 - Site is only suitable for two storey dwellings due to land levels.
 - Construction traffic concerns.

7 APPRAISAL

Principle of development

- 7.1 The application site is designated as a residential area under the development plan and therefore the development of the site for housing is acceptable in principle.
- 7.2 Notwithstanding the above, the Council cannot presently demonstrate a five year housing land supply. Therefore, in accordance with the presumption in favour of sustainable development in Paragraph 11 of the NPPF, development should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The development of the site for housing would contribute, albeit on a small scale, towards the Council's housing supply with associated social and economic benefits and this therefore weighs in favour of the proposal.

Loss of open space and part of garden to public house

- 7.3 The application site comprises an area of open space in the form of a grassed paddock and also includes part of the beer garden serving The Wooden Walls of Old England Public House. The public house is the only such facility in Collingtree village and is therefore considered to comprise a community facility.

- 7.4 Joint Core Strategy Policy RC2 and Paragraph 92 of the NPPF seek to guard against the unjustified loss of open space and community facilities.
- 7.5 In this instance, whilst representations submitted pursuant to the application indicate that the open space has been used for community events associated with the public house, the open space is in private ownership and fenced off such that it can only be accessed with the consent of the land owner. Furthermore, the paddock is a grassed area surrounded by development and garden land to all sides and thus has limited visual amenity and ecological value.
- 7.6 Turning to the impact of the loss of part of the beer garden for the public house, whilst the development would encroach some 10 metres into the rear of the beer garden, the remaining beer garden would still have a depth of some 25 metres and expand out to a width of 19 metres such that a sizeable beer garden would be retained for the community facility.
- 7.7 Having regard to the above, it is considered that the encroachment into the rear part of the beer garden would not have an objectionable impact on a community facility and that the loss of the private area of grassed open space would be outweighed by the benefits arising from the provision of housing to contribute to the Council's five year housing land supply.

Heritage Assets

- 7.8 The application property is located in Collingtree Conservation Area and is set to the rear of listed properties comprising The Wooden Walls of Old England Public House and Nos 19-23 High Street. As such, special attention must be paid to preserving the setting of the listed buildings and to the desirability of preserving or enhancing the character or appearance of the Conservation Area, with great weight given to the conservation of the heritage assets.
- 7.9 The paddock area of the application site historically was separate from the curtilage of the public house to the eastern edge of the village and comprised orchards. Although, no fruit trees remain on the site and the land has effectively been surrounded by residential development as Collingtree has expanded eastwards. As such, the site is not prominent in views from public areas within the Conservation Area and the significance of the paddock has been diminished. Therefore, whilst the proposal would result in the loss of an area of some historic value, the level of harm, in terms of the NPPF, would be "less than substantial" and would be outweighed by the wider public benefits arising from the provision of housing to meet an identified need.
- 7.10 The application proposals would encroach into the rear part of the beer garden for the public house, however a sizeable beer garden would remain and the development would be more than 30 metres from the rear of the listed buildings on the High Street. Given the distance and level of separation involved, it is considered that the proposal would have an acceptable impact on the setting of the listed buildings
- 7.11 In addition, as the site is in the historic core of Collingtree village, the County Archaeologist recommends an archaeological condition to secure a programme of works should planning permission be forthcoming.

Design and Layout

- 7.12 Saved Policy E20 of the Local Plan and Policy H1 of the Joint Core Strategy place great importance on the quality of design of new developments and are in conformity with the NPPF which advises that planning should always seek to secure high quality design.
- 7.13 The application proposals would comprise a continuation of the development for two houses off Watering Lane allowed under planning permission N/2017/1503 and currently under construction. Indeed, the houses proposed under the current application would have a two storey scale and traditional design to reflect the development under construction on the neighbouring site and the wider character of the area. Also, the new dwellings would also be faced in stonework to reflect

the local palette of materials. Furthermore, the new house on Plot 3 would be aligned to flank the new access drive with a similar set back from the private drive to the property under construction on Plot 1 and the dwelling on Plot 4 has been sited to terminate views along the drive. As such, it is considered that the proposal would not have a detrimental impact on the character and appearance of the area.

Residential Amenity

- 7.14 Saved Policy E20 of the Northampton Local Plan, Policy H1 of the Joint Core Strategy and the guidance in the NPPF all seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 7.15 In terms of the residential amenities of neighbours, it is acknowledged that land levels undulate within the wider area and that the site is on a higher land level than properties on Glebe Farm Close and Watering Lane. However, the application has been amended since its submission to improve its relationship with neighbouring properties. Indeed, the separation of the dwelling on Plot 3 to neighbouring properties on Glebe Farm Close has been increased to some 23 metres to the main two storey part of the new house and a rear projection has also been reduced in height and moved to the southern side of the property adjacent to the garage for Plot 1. In addition, the internal layout has also changed to re-orientate the outlook from the property so that only one bedroom on the rear elevation would have a rear facing window, with the bedroom window in the rear projection facing northwards such that there would be no overlooking of No 1 Watering Lane. There would be a number of bathroom windows and a dressing room window on the rear and side elevations at first floor level, but these could be obscure glazed by condition. As such, subject to the aforementioned condition and conditions to address finished floor levels and remove permitted development rights for extensions, dormer windows and roof alterations, it is considered that the proposals for Plot 3 would not have an adverse impact with regards to the amenity of neighbouring properties on Glebe Farm Close or Watering Lane.
- 7.16 Turning to Plot 4, the garage for this property has been set in from the boundary with properties on Glebe Farm Close as part of the amendments to the application and a hipped roof form has also been introduced to further limit its impact. The dwelling on Plot 4 would be to the east of the public house car park and over 45 metres from properties on Watering Lane. In addition, it would be set in and side onto the rear boundary of properties on Glebe Farm Close to the west. Furthermore, it would step down in height towards its western boundary including hipped roof forms. It is acknowledged that No 11 Glebe Farm has an unusually shaped rear garden, which includes a narrow section that runs to the rear of Plot 4. However, the bulk of the new house would be set some 12 metres away from this strip of land and the area immediately to the rear of No 11 would not be unduly overlooked. The proposal does include first floor flank windows, however these would serve bathrooms and could be obscured to protect the privacy of the side neighbours. As such, subject to the aforementioned conditions and conditions removing permitted development rights for extensions, dormers and roof alterations, it is considered that the proposals for Plot 4 would not have an adverse impact on the residential amenity of any neighbouring property.
- 7.17 With respect to the amenities of future occupiers, all habitable rooms would be served by windows and the properties would have gardens of acceptable sizes for family homes. Furthermore, the detached garages and boundary wall enclosing the parking for Plot 3 would act as a buffer to the land associated with the public house. It is noted that Environmental Health have sought a condition relating to noise arising from the motorway and the public house. However, as the site is in the middle of Collingtree village and the public house is already neighboured by residential development, it is considered that it would not be reasonable to impose such a condition. As such, it is considered that the proposal would afford an acceptable standard of amenity for future occupiers of the new dwellings.

Parking and Highway Safety

- 7.18 The application has been subject to a number of parking and highway safety objections from local residents and the Parish Council. However, each of the proposed dwellings would be served by

three hard surfaced parking spaces and a garage such that they would exceed the County Parking Standards. Furthermore, the Highway Engineer has accessed the access arrangements for the development and raised no highway safety objections to the proposal. It is noted that the Highway Engineer has raised queries relating to fire fighting and refuse collection, however whether the property is served by sprinklers is a matter addressed under the Building Regulations and further details of refuse collection arrangements can be addressed by condition. As such, it is considered that the proposal is acceptable with respect to parking and highway safety.

Other considerations

- 7.19 Environmental Health have assessed the application and recommend conditions relating to ground contamination and construction hours. However, whilst a land contamination condition would be reasonable, it is not considered that a construction hours condition is necessary given the scale of the development proposed and the controls that exist under the Environmental Health legislation.

8 CONCLUSION

- 8.1 In conclusion, the principle of residential development on the site is considered acceptable. However, the Council cannot presently demonstrate a five year housing land supply and it is therefore necessary to assess the proposal against the presumption in favour of sustainable development.
- 8.2 In this instance, the proposal would contribute towards the Council's housing supply, with associated social and economic benefits. Furthermore, subject to conditions, no harm has been identified that would significantly and demonstrably outweigh the benefits. Therefore, it is recommended that planning permission is granted subject to conditions.

9 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 Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 18/C344/24d, 18/C344/23e, 18/C344/51b, and 18/C344/21d.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

3. Prior the commencement of the development hereby permitted, the implementation of a programme of archaeological work shall be secured in accordance with a written scheme of investigation that has been submitted to and approved in writing by the local planning authority.

Reason: To ensure adequate provisions is made for the investigation and recording of any archaeological remains in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy and the guidance in the National Planning Policy Framework. Pre-commencement condition to ensure that archaeological works are undertaken before development commences.

4. No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. Pre-commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

6. Prior to the commencement of the development hereby permitted, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity and the character and appearance of the Conservation Area in accordance with Policy H1 and BN5 of the West Northamptonshire Joint Core Strategy. Pre-commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

7. All external walls of the development hereby permitted shall be constructed of natural stone. A sample of the stone and details of the coursing and pointing shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of any of the buildings hereby approved above ground floor slab level. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the materials are appropriate to the appearance of the Conservation Area in accordance with Policies H1, S10 and BN5 of the West Northamptonshire Joint Core Strategy.

8. Prior to the construction of the buildings hereby approved above ground floor slab level, a sample of the roofing materials 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: To ensure that the materials are appropriate to the appearance of the Conservation Area in accordance with Policies H1, S10 and BN5 of the West Northamptonshire Joint Core Strategy.

7. Prior to the construction of the development hereby approved above ground floor slab level, a detailed scheme of hard and soft landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, where present, the location and species of any existing trees and hedgerows on the land and details of any to be retained.

Reason: In the interests of the character and appearance of the locality and Conservation Area in accordance with Policies H1 and BN5 of the West Northamptonshire Joint Core Strategy.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest

planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of the character and appearance of the locality and Conservation Area in accordance with Policies H1 and BN5 of the West Northamptonshire Joint Core Strategy.

10. Prior to the construction of the development hereby approved above ground floor slab level, full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory and safe standard of development in accordance with Policies H1, BN5 and S10 of the West Northamptonshire Joint Core Strategy.

11. Prior to the construction of the development hereby approved above ground floor slab level, a refuge collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the development hereby permitted and thereafter retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy.

12. The parking spaces shown on the approved plans shall be constructed prior to the first occupation of the dwellings hereby approved and the parking spaces shall be retained thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with the Parking Standards and the Guidance in the National Planning Policy Framework.

13. The first floor flank windows in the new dwellings hereby permitted shall be glazed with obscured glass to Level 3 or higher of the Pilkington scale of privacy or equivalent as may be agreed in writing by the Local Planning Authority before the development hereby permitted is first occupied and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining properties in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional window(s) shall be installed in the first floor flank elevations of the proposed development.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, dormer windows or roof alterations shall be erected or take place to the dwellings hereby permitted.

Reason: To prevent overdevelopment of the site in accordance with Policies H1, S10 and BN5 of the West Northamptonshire Joint Core Strategy.

10 BACKGROUND PAPERS

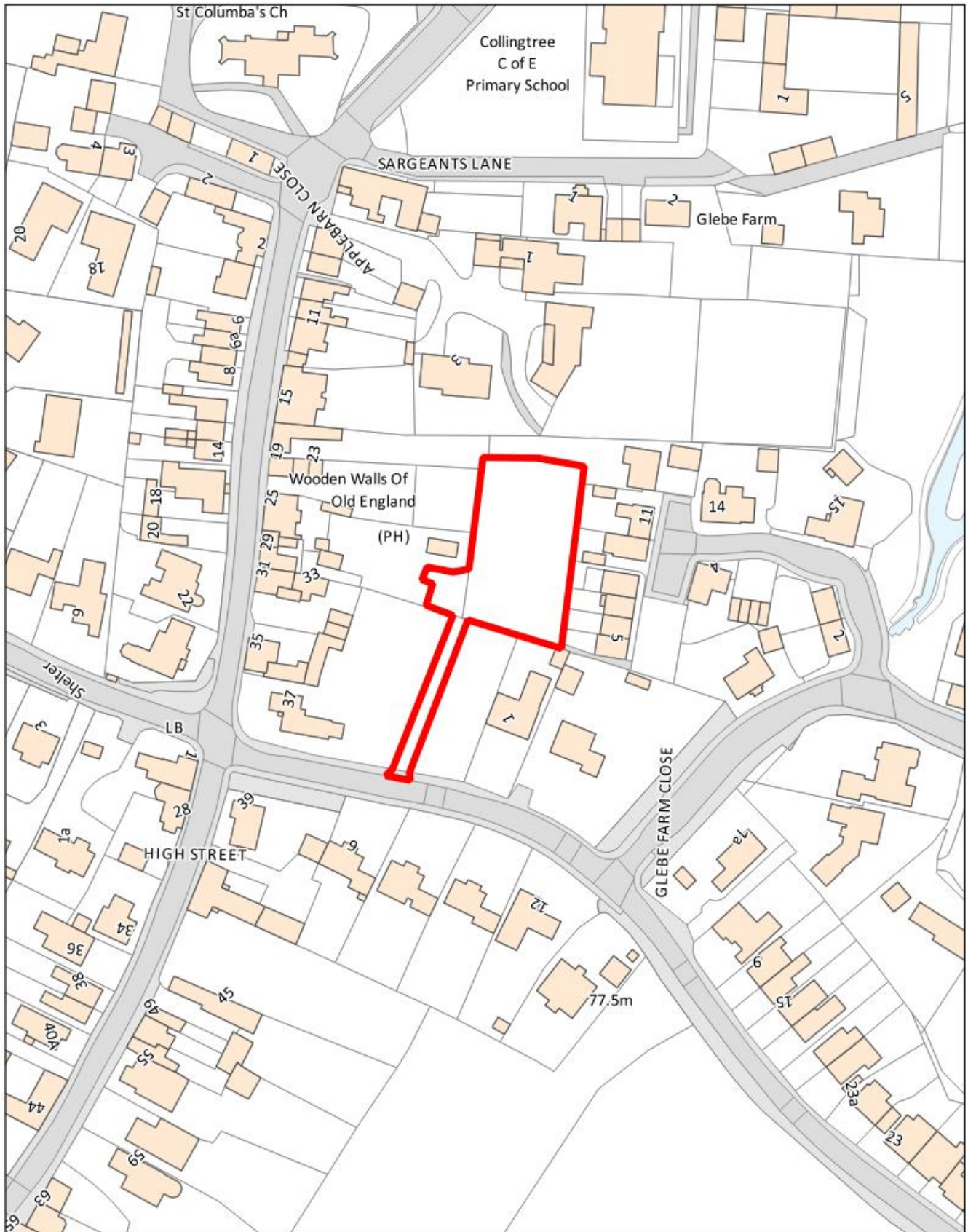
- 10.1 N/2019/0404, N/2019/0224, and N/2017/1503.

11 LEGAL IMPLICATIONS

11.1 The development is CIL liable.

12 SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **25 High Street, Collingtree**

Date: 14-08-2019

Scale: 1:1,250

Drawn by: -----

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