



**Northamptonshire
County Council**

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
Northamptonshire County Council Education Department John Dryden House 8-10 The Lakes Northampton NN4 7DD	Sursham Tompkins & Partners Cottage Farm Mears Ashby Road Sywell Northampton NN6 0BJ

Part I - Particulars of application

Date of Application	Application No.
21 st August 2007	NCC – 07/00045/CCD CBC – 07/000425/COC

Particulars and location of development

Erection of a single storey classroom extension at Studfall Infant School, Rowlett Road, Corby NN17 2BP in accordance with Drawing Nos. 4342/01/A, 4342/02A, Location Plan, Planning Justification Statement and Design and Access Statement.

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Time Limit

1. The development to which this relates must be begun not later than the expiration of three years beginning with the date of this permission.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Hours of Construction Works

2. Except as may otherwise be agreed in writing by the County Planning Authority all construction works shall be confined to the hours of 7.30am to 5.30pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays or Public Holidays.

Reason: To protect the amenities of nearby occupiers of property from noise and other disturbance.

Materials

3. All materials on the proposed extension shall match those on the existing adjoining building as closely as possible with regard to type, colour and texture.

Reason: In the interests of visual amenity and in accordance with policy GS5 (Design) of Northamptonshire County Structure Plan (2001).

Obscure Glazing

4. The lower panes of all windows in the single storey extension shall be fitted with obscure glass, unless otherwise agreed in writing by the County Planning Authority.

Reason: To protect the privacy of the occupiers of neighbouring properties.

Landscaping

5. Within six months of the date of this permission a scheme for additional planting of trees/shrubs with details of location, size and species, along the boundary adjoining no 23 Brookes Grove shall be submitted to the County Planning Authority for approval in writing. The scheme as agreed shall be implemented within the first planting season following completion of the building works.

Reason: To protect the privacy of the occupiers of neighbouring properties.

6. Any trees or shrubs which die or otherwise fail within five years of planting shall be replaced during the following planting season with trees or shrubs of a similar size or species to those originally required.

Reason: To ensure the proper maintenance and aftercare of the approved landscaping scheme.

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REASONS FOR APPROVAL

The siting, size and design of the proposed development is considered to be acceptable, and it is considered that the proposed development will not have an adverse effect on residential amenity.

The application is therefore considered to be acceptable in accordance with policy GS5 (Design) of Northamptonshire County Structure Plan (2001).

Date: 11th October 2007

Signed: 

On behalf of the Chief Planning Officer

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