



## Town and Country Planning Act 1990

### PLANNING PERMISSION

#### Name and address of applicant

The Grange School  
Staverton Road  
Daventry  
Northamptonshire  
NN11 4HW

#### Name and address of agent (if any)

Philip Horne  
13 King Edward Road  
Northampton  
Northamptonshire  
NN1 5LY

### Part I - Particulars of application

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#### Date of Application

Received – 15<sup>th</sup> September 2008  
Valid – 15<sup>th</sup> September 2008

#### Application No.

NCC – 08/00077/CCD  
DDC – DA/2008/1015

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### Particulars and location of development

Construction of a flat roof single storey extension to link between existing Junior and Infant Schools, and new car parking area, on land at The Grange School, Staverton Road, Daventry

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### 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:-

#### Commencement

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.

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.

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## Scope of Permission

2. Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the submitted application.

Reason: To define the scope of the permission and in the interest of clarity.

## Materials

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type and colour those on the existing school buildings and in accordance with details/samples of which shall be submitted to and approved in writing by the County Planning Authority, prior to works commencing on the site.

Reason: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality and to have regard for saved Policies GS5 (Design) of the Northamptonshire County Structure Plan (2001) and GN2 of the Daventry District Local Plan (1997).

## Hours of Construction Works

4. 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 4.00pm 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.

## Landscaping

5. Prior to the commencement of works on the site, an amended plan of drawing number 07/0927/04 titled 'Proposed Car Parking' clearly showing the location of the bin store, the required additional car parking spaces within the existing car parking area, and all retained and replacement/additional landscaping, shall be submitted to the County Planning Authority for approval in writing.
6. Prior to the commencement of works on the site, an amended plan of drawing number 07/0927/05 titled 'Proposed New Car Parking' clearly showing the replacement hedgerow and tree planting for that which is lost by the new access works, shall be submitted to the County Planning Authority for approval in writing.
7. The approved landscaping plans shall be implemented during the first available planting season following the completion of development. Any trees, shrubs or hedges planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting either die, are removed or become seriously damaged or diseased shall be replaced in the next planting

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season with others of a similar size and species, unless otherwise agreed in writing by the County Planning Authority.

Reason: To ensure the amenity of the site is maintained through minimising the removal of existing landscaping, and providing adequate additional plantings.

### **Lighting**

8. No external lighting shall be installed until a scheme of all lighting provision related to the development hereby permitted has been submitted to, and approved in writing by the County Planning Authority. The scheme shall include details of the types and height of lights and/or light columns, their location, technical specification, means of preventing or minimising light spillage and the proposed hours of use.

Reason: In the interests of residential and neighbourhood amenity and to have regard for saved Policies GS5 (Design) of the Northamptonshire County Structure Plan (2001) and GN2 of the Daventry District Local Plan (1997).

### **Disabled Access**

9. The building shall be fitted with the appropriate disabled access facilities in accordance with the requirements of the Disability Discrimination Act 1995, and details of the proposed provision shall be provided to the County Planning Authority for approval in writing prior to works commencing.

Reason: To ensure the appropriate disabled access facilities are installed, in accordance with the Disability Discrimination Act 1995.

### **Access and Car Parking**

10. The additional twelve car parking spaces shall be located in accordance with the plan titled 07/0927/05 Proposed Car Parking Plan. An additional two car parking spaces shall be formed within the existing car parking area.
11. Any gates installed at the access onto Staverton Road shall be hung inwards only.
12. Adequate provision shall be made to prevent the unregulated discharge of surface water from the new Staverton Road vehicular access etc onto the highway. These measures shall be implemented before the new car park is first brought into use.
13. The shared private driveway shall be laid out to a width of 4.5m from the site boundary for at least 10m back from the nearside edge of carriageway. Adequate vehicle parking and turning facilities shall be included in the site layout.
14. Pedestrian splays of at least 2m x 2m shall be provided on each side of the vehicular access. These measurements are taken from and along the back of

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footway. The areas of land forward of these splays shall be reduced to and maintained at a height not exceeding 0.6m above carriageway level.

15. Sight lines shall be provided to give visibility along the road over a distance of at least 70 m in both directions, from a point measured 4.5m back along the centre line of the access driveway. These dimensions are to be measured from and along the nearer edge of the carriageway.
16. The areas of land between the required sight lines and the highway carriageway shall be cleared, levelled and retained at a height not exceeding 0.9m above carriageway, footway and driveway levels.
17. The access gradient between the correct level at the Highway Boundary (back of footway), and a point 5m back, shall not exceed 1 in 15. This length shall be metalled.
18. The proposed vehicular access shall include 6m kerbed radii and suitable pedestrian crossing facilities such as dropped kerbs and tactile paving as necessary.

Reasons for Access and Car Parking Conditions: To ensure the site remains a safe environment for both traffic and pedestrians, and to ensure the development complies with Structure Plan Saved Policies T3 (Transport Requirements) and T9 (Parking Standards).

## INFORMATIVE

1. For the avoidance of doubt the drawings and documentation to which this decision refers are as follows: -

Application Form; Planning Application Supporting Statement - Ref 07/0927/PS01; Design and Access Statement; Site Plan - Scale: 1:1250; Plans of Existing Junior and Infant Schools - Scale 1:200; Drg No 07/0927/01A - Survey; Drg No 07/0927/02 - Proposed link between existing buildings - Plans; Drg No 07/0927/03 - Proposed link between existing buildings - Elevations; Drg No 07/0927/06 - Proposed Visibility Splay for New Car Park.

## REASONS FOR APPROVAL

The structure is considered to provide an acceptable and visually interesting focal point for the school entrance, while improving the visual appearance of the buildings as a whole and provides a much needed link between the two existing buildings. The development is considered to be acceptable having regard to the Northamptonshire County Structure Plan (2001) Saved Policy GS5 (Design), the Daventry District Local Plan (1997) Saved Policy GN2, and the Regional Spatial Strategy 8 (2005) Policy 4 (Promoting Better Design).

Date 18<sup>th</sup> December 2008

Signed   
For Chief Planning Officer

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1. *If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/08a Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements (a), to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.*
2. *If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.*
3. *In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.*
  - (a) *The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.*
4. *Guidance on using the Planning Portal's online appeals service, see leaflet PCS4 available at [http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A//www.planningportal.gov.uk/uploads/pins/pcs\\_a5\\_leaflet.pdf](http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A//www.planningportal.gov.uk/uploads/pins/pcs_a5_leaflet.pdf)*

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