



**West
Northamptonshire
Council**

Notice of Decision

**Town and Country Planning (Permission in Principle)
(Amendment) Order 2017
Town & Country Planning (Development Management Procedure)
(England) Order 2015
Approval of Permission in principle**

To:	Mrs Shirley Smith and Mr Brian Amos C/O Bricknells Barn 32 Lime Avenue Eydon Daventry Northamptonshire NN11 3PG	Application No:	2025/2712/PIP
		Application Date:	14 July 2025
		Date of Decision:	9 October 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:

Permission in Principle for a single Self and Custom Build Dwelling
at Land West of Byfield Road, Eydon

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

INFORMATIVES:-

1. Please note that the following will be required as part of an application at Technical Details Consent stage:
 - Access arrangements, including parking, turning, visibility splays and refuse collection details for the proposed dwellings
 - Layout and scale of the dwellings
 - Bin and cycle storage
 - Elevational treatment of dwellings including architectural detailing (eaves, verges, windows and doors) and materials
 - Landscaping, including boundary treatment
 - Foul and surface water drainage
 - Biodiversity mitigation and enhancement
 - Assessment of potential land contamination

- A legal undertaking to confirm the first occupiers of the dwellings will have ongoing involvement in the design and build process and can demonstrate a local connection in accordance with Policy LH5 of the South Northamptonshire Part 2 Local Plan
2. If this application was for planning permission rather than permission in principle, the application would be unacceptable due to the absence of a signed legal undertaking. Without this, the Council could not be satisfied that the development would comprise genuine custom/self-build plots for occupation by individuals demonstrating a local connection and having ongoing involvement in the design and build process and the development would therefore conflict with Policies LH1 and LH5 of the South Northamptonshire Local Plan (Part 2). However, the Planning Practice Guidance is clear that legal agreements cannot be sought at permission in principle stage although they may be used in granting technical details consent. The application has therefore been assessed on the basis of the development being specifically referred to as 'custom/selfbuild' in the description, with the understanding that a legal agreement binding the development as custom/self-build would be sought as part of technical details consent. For the avoidance of doubt, the Council would refuse technical details consent if such an agreement were not forthcoming.

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/2025/2712/PIP>

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.

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 £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

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

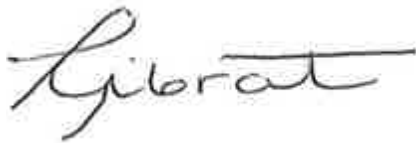
The Council has eight weeks to respond to applications to discharge conditions, so you will need to make your application in good time before commencing development.

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,

A handwritten signature in black ink, appearing to read 'Gibrat', with a stylized, cursive script.

Stephanie Gibrat – Assistant Director of Planning

Checked by:	SL
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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.

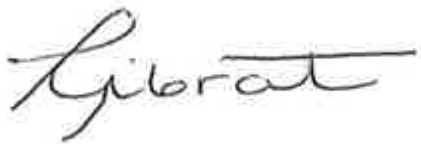
This permission is granted under the Town and Country Planning Act 1990 and/or the Planning (Listed Buildings and Conservation Areas) Act 1990. It does not confer permission that may be required under any other legislation; e.g. the Building Regulations or the Environmental Health Licensing Regulations. 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/>