

PLANNING COMMITTEE: 17th January 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1502

LOCATION: 14 Whitworth Road

DESCRIPTION: Change of use from dwelling (Use Class C3) to house in multiple occupation for 3 persons (Use Class C4)

WARD: Abington Ward

APPLICANT: Mr Kooner
AGENT: Archi-tec Architectural Design

REFERRED BY: Councillor D Stone
REASON: Loss of a family home and pressure on parking

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed development for a change of use from a dwelling to a house in multiple occupation (HIMO) would not lead to an unacceptable concentration of HIMOs within the locality nor would the development have significant adverse impacts on neighbouring amenity or parking provision. The property is of sufficient size to accommodate the level of accommodation as proposed, in accordance with the requirements of the National Planning Policy Framework, Policies H1, H5, and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 and H30 of the Northampton Local Plan and the Houses in Multiple Occupation Interim Planning Policy Statement

2. THE PROPOSAL

2.1 The applicant seeks planning permission to change the use of the property from a single dwelling to a house in multiple occupation for a maximum of three people. No external changes are proposed to the building.

3. SITE DESCRIPTION

3.1 The application site consists of a terraced house located in a predominantly residential area, with the majority of properties being used as domestic dwellings. There is a general reliance upon on-street provision of car parking spaces.

3.2 Whitworth Road is in close proximity to Wellingborough Road, which is an allocated centre and contains a number of commercial and leisure facilities. Furthermore, a number of public transport routes, including those into the town centre, operate through this centre.

4. PLANNING HISTORY

4.1 None.

5. PLANNING POLICY

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:

5.3 Paragraph 17 seeks to secure high quality design and good standard of amenity for existing and proposed occupiers.

5.4 Paragraph 49 requires that housing applications are considered with presumption in favour of sustainable development.

5.5 Paragraph 50 states that planning should deliver a wide choice of high quality homes; widen opportunities for home ownership and create sustainable, inclusive, and mixed communities; should plan for a mix of housing based on current and future demographic trends, market trends, and the needs of different groups in the community.

5.6 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:

5.7 Policy H1 - Housing Density & Mix & Type of Dwellings - States that development should provide for a mix of house types, sizes and tenures to cater for different accommodation needs. Housing developments will be expected to make the most efficient use of land having regard to the location and setting of the site, the existing character and density of the local area, accessibility to services and facilities, proximity to public transport routes, the implications of density for affordability and viability, the living conditions provided for future residents, and the impact on the amenities of occupiers of neighbouring properties.

5.8 Policy H5 – Managing the existing housing stock - seeks to manage and safeguard existing housing stock, including through HIMO's, where they would not adversely impact upon the character and amenity of residential areas.

5.9 Policy S10 – Sustainable Development Principles - requires development to satisfy a range of sustainable development principles including through achieving the highest standards of sustainable design; maximising opportunities for reuse and recycling; and promoting walking and cycling and protecting, conserving and enhancing the natural and built environment and heritage assets and their settings

5.10 **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:

5.11 Policy E20 – new development should adequately reflect the character of surroundings and ensure adequate standards of privacy, daylight and sunlight.

5.12 Policy H30 – requires HIMOs to be of sufficient size to accommodate the proposed use and not result in an over concentration to the detriment of the character and amenity of the area or result in a substantial demand for on street parking in areas judged to be experiencing difficulties.

5.13 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

5.14 **Other Material Considerations**

Houses in Multiple Occupation (HIMO) Interim Planning Policy Statement (IPPS) (November 2014)

Proposals for HIMOs should:

- Result in a balanced and mixed community and protect the physical character of the street and neighbourhood as a whole, by not resulting in a concentration of similar uses, a material change or adverse impact on the character of the area, or more than 15% of HIMOs within a 50m radius.
- Secure the provision of adequate facilities, amenities and minimise flood risk; promote use of public transport, cycling and walking and secure provision of adequate parking;
- Ensure provision of adequate storage for refuse and materials for recycling.

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 **Highway Authority (NCC)** – No objections.

6.2 **Private Sector Housing (NBC)** – No objections.

6.3 **Councillor D. Stone** – Objecting as the development would result in the loss of building that could be used for family housing and the development will put pressure on car parking.

7. **APPRAISAL**

7.1 The conversion of an existing dwelling to a HIMO is considered to be in accordance with national policy requirements to deliver a wide choice of homes to create sustainable and mixed communities. Policy H5 of the Joint Core Strategy allows for HIMOs where they would not adversely affect the character and residential amenity of an area. In principle, HIMOs are considered to be acceptable in a residential area.

7.2 Whilst it is appreciated that the development would result in the loss of a dwelling that could potentially be occupied by a family, it should be recognised that if this development proceeds only 4.4% of buildings within a 50m radius of the application site would be used as HIMOs. This is an increase from the current situation of 3.3%. Given that this provision is significantly lower than the maximum threshold established within the Council's Interim Policy Statement, it is considered that if the proposed development were to proceed, there would still be a reasonable mixture of house types within the vicinity in order to meet the differing needs of residents.

- 7.3 The layout of the development consists of a living room, a dining room, a kitchen and bathroom on the ground floor and three bedrooms and a shower room on the first floor. There is also room within the rear garden for refuse and cycle storage. Given this and the fact that the maximum number of residents could be secured through a condition, it is considered that the property is of a sufficient size to accommodate the proposed development.
- 7.4 Parking within the vicinity of the site is on-street, and the nearest bus routes are within 160m of the property on Wellingborough Road. A condition is also recommended that would ensure the provision and retention of cycle storage at the property. Given these factors, combined with the sustainable location of the development in close proximity to an allocated centre and the lack of objections from the Highway Authority, it is considered that the development would not create an undue adverse impact upon the highway system.
- 7.5 Given the lack of external alterations and the scale of the development, it is considered that there would be a neutral impact upon the occupiers of neighbouring properties in terms of considerations such as light, outlook, privacy and noise. In addition, a condition is recommended that would secure the provision and retention of refuse storage.

8. CONCLUSION

- 8.1 It is considered that the proposed development would result in an acceptable form of development, which would have a neutral impact upon the surrounding properties, the character of the area and the highway system. Given that there is a need to ensure the provision of a mixture of house types, it is considered that the proposed development would be in conformity with the requirements of national and local planning policies.

9. CONDITIONS

- 9.1 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: Location and Block Plans; and K17-1.

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

3. The development hereby permitted shall be occupied by a maximum of three residents only.

Reason: In the interest's amenity of the proposed occupiers and the surrounding area in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy.

4. Notwithstanding the details submitted, full details of cycle storage and refuse storage shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of creating a sustainable form of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

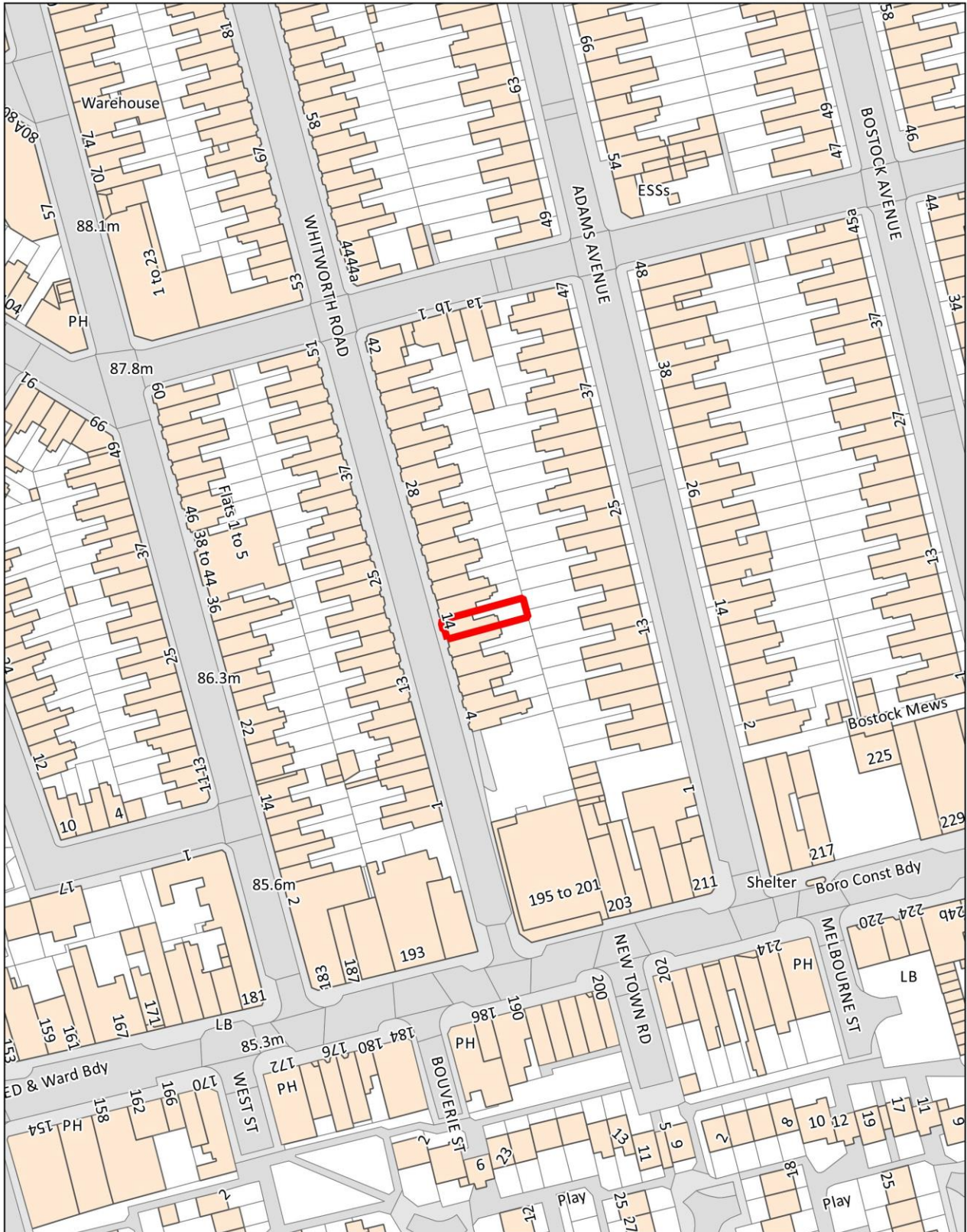
- 10.1 None

11. LEGAL IMPLICATIONS

11.1 None

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: **14 Whitworth Road**

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Date: 04-01-2017

Scale: 1:1,200

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