

**Addendum to Agenda Items
Tuesday 5th September 2017**

10. ITEMS FOR DETERMINATION

10a

N/2017/0163

**Change of use of the first floor offices and storage area to form a house in multiple occupation for 5 occupants (Use Class C4) and a one bedroom self-contained residential unit on the ground floor (Use Class C3); erection of bike store and boundary walls
Former Sikh Temple, 2 Craven Street**

No update.

10b

N/2017/0448

**Change of use from Dwellinghouse (Use Class C3) to House of Multiple Occupation (Use Class C4) for 5 occupants
39 Queens Road**

No update.

10c

N/2017/0488

**Change of use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants (part retrospective)
51 Southampton Road**

No update.

10d

N/2017/0519

**Proposed demolition of No. 341 Billing Road East and construction of replacement new dwelling, together with construction of three further dwellings to rear with detached garages
341 Billing Road East**

Comments received from CC Town Planning, on behalf of the applicants, in response to objections received:

- The site already benefits from planning permission for two dwellings to the rear of 341 and 343 Billing Road East. The principle of backland development has therefore already been established.
- The dwellings have been designed to reflect the scale and character of the surrounding area. It is material to note that the overall pattern of development in this part of Billing Road East is characterised by backland development and the proposed development will not detract from the character of the area.
- The policy context supports residential development providing adequate design and securing adequate levels of neighbouring amenity. The revised scheme continues to incorporate adequate separation distances and private rear gardens.
- The density of the development is approximately 12 dwellings per hectare and therefore remains relatively low.

- Subject to the further comment of the Fire Department, sprinkler systems could be installed in the proposed dwellings to overcome any issues or concerns raised.
- Significant weight should be attached to the benefits of delivering additional family housing in a sustainable location.

10e

N/2017/0626

Change of use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 9 occupants (retrospective)

22 Abington Grove

Additional comments received from **NCC Highways** still objecting to the proposal. A recent survey was carried out on some of the roads in the immediate vicinity shows there is no residual parking capacity for vehicles in the surrounding streets. Whilst it is acknowledged that there is a good chance not all the residents of a HIMO will have a car, there is nonetheless a greater probability of a higher number of cars being associated with the property. Based upon the Northamptonshire Parking Standards 2016, the proposed development would generate a demand for 9 vehicles, as opposed to 3 for the existing. As there is no residual parking capacity in the area, any increase in demand will increase the instances of illegal and unsafe parking.

10f

N/2017/0702

Change of use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants

36 Southampton Road

1 additional public representation has been received raising the issues of overconcentration in the local area. This issue has been addressed in Officer's report.

Environment Agency has submitted additional comments and a condition has been recommended.

Additional condition:

6) The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) submitted in July 2017 and addendum prepared by Tom Livingstone dated August 2017 and the following mitigation measures detailed within the FRA addendum:

1. Flood resilient / resistant techniques to be installed.
2. Safe refuge to be provided upstairs in the property.

The mitigation measures shall be fully implemented prior to occupation and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with BN7 of the West Northamptonshire Joint Core Strategy.

10g

N/2017/0736

Erection of 3no one bed self-contained flats

Land adjoining 54 Thorn Hill

No update.

10h

N/2017/0781

Variation of Condition 3 of Planning Permission N/2017/0362 (Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3

occupants) to increase to a maximum of 4 occupants
75 Euston Road

No update.

10i

N/2017/0791

New two storey one bedroom house on land previously occupied by a garage
Land rear of 20 Thirlestane Road

No update.

10j

N/2017/0795

Variation of Condition 5 of Planning Permission N/2011/0221 (Change of use from residential (Use Class C3) to retail (Use Class A1) to allow permanent trading hours of 07.30 to 22.00 daily

2 Webb Drive, Upton

Additional objection received from local residents:

- Concern that extended hours would create additional public nuisance.
- Contrary to intentions of original planning permission.

Additional three comments of support received from local resident:

- Do not encounter late night traffic or anti-social behaviour.
- No other similar shops nearby
- It is not convenient or safe to walk to others shops in the evening.

10k

N/2017/0796

Advertisement Consent for 1no. non-illuminated fascia sign on gable end
5 Clinton Road

No update.

10l

N/2017/0874

Change of use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants

17 Overstone Road

Additional condition:

4) The refuse and cycle storage as shown on drawing no. 17/H236/2 shall be provided prior to the first occupation of the building as a house in multiple occupation and be retained through the lifetime of the development.

Reason: In the interests of residential amenity to comply with Policy E20 of the Northampton Local Plan.

10m

N/2017/0875

Change of use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants

65 Dunster Street

No update.

10n

N/2017/0882

**Change of use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants
18 Rothersthorpe Road**

No update.

10o

N/2017/0908

**Change of use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants
150 Southampton Road**

1 public representation has been received raising the issues related to parking in the area and over concentration of HIMO's in the street. All these issues has been addressed in Officer's report.

10p

N/2017/0952

**Change of use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants
46 Denmark Road**

No update.

10q

N/2017/0964 and N/2017/0965

**Planning and Listed Building Consent Applications for installation of CCTV security cameras affixed to the building and on CCTV posts
Delapre Abbey, London Road**

Police Crime Prevention Design Adviser - The report shows a carefully considered and very comprehensive approach to CCTV coverage for the site and meets requirements in terms of designing out crime. There is no mention of CCTV signage and where it will be placed, it is a requirement of a CCTV installation that suitably worded signs are displayed prominently.

Officer Response: In response to the above it has been confirmed on behalf of the applicants that appropriate signage will be installed.