

PLANNING COMMITTEE: 21st November 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1123

LOCATION: 90 Towcester Road, Northampton

DESCRIPTION: Conversion of existing dwelling into two flats

WARD: Delapre & Briar Ward

APPLICANT: Design and Build Projects Ltd
AGENT: Design and Build Projects Ltd

REFERRED BY: Councillor V Culbard
REASON: Parking and refuse concerns

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 is considered acceptable in principle as it would provide a mix of house types within the local area, it would provide adequate facilities for future occupants and would not unduly impact on the character of the street scene. The site is in a sustainable location close to local facilities and the town centre, public transport routes and would provide adequate facilities for refuse storage. The proposal thereby complies with Policies H1, H5, and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20, H21 and H23 of the Northampton Local Plan, and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Conversion of existing dwelling into two one-bedroom flats. No external alteration has been proposed.

3. SITE DESCRIPTION

3.1 The application site is located on Towcester Road, which consists of a traditional 3-bedroomed terrace dwelling. The property has a small rear garden and parking is provided on-street along Towcester Road.

4. PLANNING HISTORY

4.1 None.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies.

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:

Paragraph 17 – Core Principles – seeks to secure high quality design and a good standard of amenity for existing and proposed occupiers.

Paragraph 49 – Housing applications should be considered with a presumption in favour or sustainable development.

Paragraph 50 - To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, Local Planning Authorities are advised to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community

5.3 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:

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, the impact on the amenities of occupiers of neighbouring properties.

Policy H5: seeks to manage and safeguard existing housing stock, including restricting the loss of existing dwelling to other uses.

Policy S10: 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.

5.4 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:

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

Policy H21: permission will not be granted for the conversion of a house into flats where it is considered that the introduction of or increase in the number of conversions would prejudice the character or amenity of a particular locality.

Policy H23: permission will not be granted for the conversion to flats of a dwelling with a combined ground and first floor area (measured internally) of 100 square metres or less and with a frontage (measured internally) of than less than 4.7m.

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **Environmental Health** – no objections, recommended conditions for hours of construction to minimize the noise disturbance to neighbour properties. Due to the layout, additional insulation should be used to protect residents from noise from the other flats.

6.2 **Northamptonshire Highways** – no comments.

6.3 **Cllr Vicky Culbard** – difficulties with resident parking, concerned with extra noise and rubbish disposal. Call in application.

7. **APPRAISAL**

Principle of development

7.1 The conversion of the existing dwelling into two flats is considered to be in line with national policy requirements to deliver a wide choice of homes to create sustainable and mixed communities. Policy H5 of the JCS allows for the loss of existing dwelling where the proposal would not adversely impact on the character of the area and amenity of residential areas.

Amenity

7.2 The application site is currently a dwelling with a kitchen, dining room and sitting room and WC on the ground floor and three bedrooms and a bathroom on the first floor. The proposed application is to create a one bed unit on the ground floor consisting an open plan kitchen/sitting room and shower room and a one bed unit on the first floor consisting of a separate kitchen and sitting room and bathroom.

7.3 Given that the flats have only one bedroom each, it is considered that the associated comings and goings/noise would not be significantly greater than that of a family dwelling. All habitable rooms would be served by adequate levels of natural light and outlook either to the front or back.

7.4 Policy H23 of the Northampton Local Plan is a saved policy. It specifies that planning permission will not be granted for the conversion to flats of a dwelling with a combined ground and first floor

area of 100 square metres or less and with a frontage of less than 4.7 metres. However, the Policy is very dated and cannot afford much weight in decision making.

- 7.5 The ground floor flat is around 41.52m² floor space internally, and the first floor flat round 45.98m² floor space internally. The Council does not have internal space standards for flats, all the rooms are of reasonable sizes and would provide satisfactory residential amenity. The frontage of the flats is 4.8 metres which meets the minimum of 4.7m set down in Policy H23. The proposal also complies with H1 (f) of the JCS as it would provide satisfactory residential amenity for future residents.
- 7.6 The Local Planning Authority has an obligation to determine planning applications submitted for consideration. Permission should be forthcoming unless it can be demonstrated that there would be significant harm on the character of an area or its residents. In this instance harm cannot be demonstrated.

Bin storage

- 7.7 The applicant has amended the plans to include an area of bin storage accessible to both flats at the front of the property. Each unit will have bin storage allocated within the kitchen area. Although the back garden would only be accessible via the ground floor flat and not the first floor, this is acceptable given that there is bin storage upstairs for the upper floor accommodation providing a satisfactory facility.

Parking and Highways

- 7.8 Parking is provided on street along Towcester Road. The Local Highway Authority raise no objections on parking grounds. The site is also fairly sustainable being close to bus routes on Towcester Road and a local convenience store within walking distance.

8. CONCLUSION

- 8.1 The proposed development is considered acceptable in principle as it would provide a mix of house types within the local area, it would provide adequate facilities for future occupants and would not unduly impact on the character of the street scene. The site is in a sustainable location close to local facilities and the town centre, public transport routes and would provide adequate facilities for refuse storage.

9. CONDITIONS

- 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: 2275/4, 2275/3.

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

3. The proposed refuse storage areas as shown on the submitted plan shall be provided prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: In the interests of amenity and in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

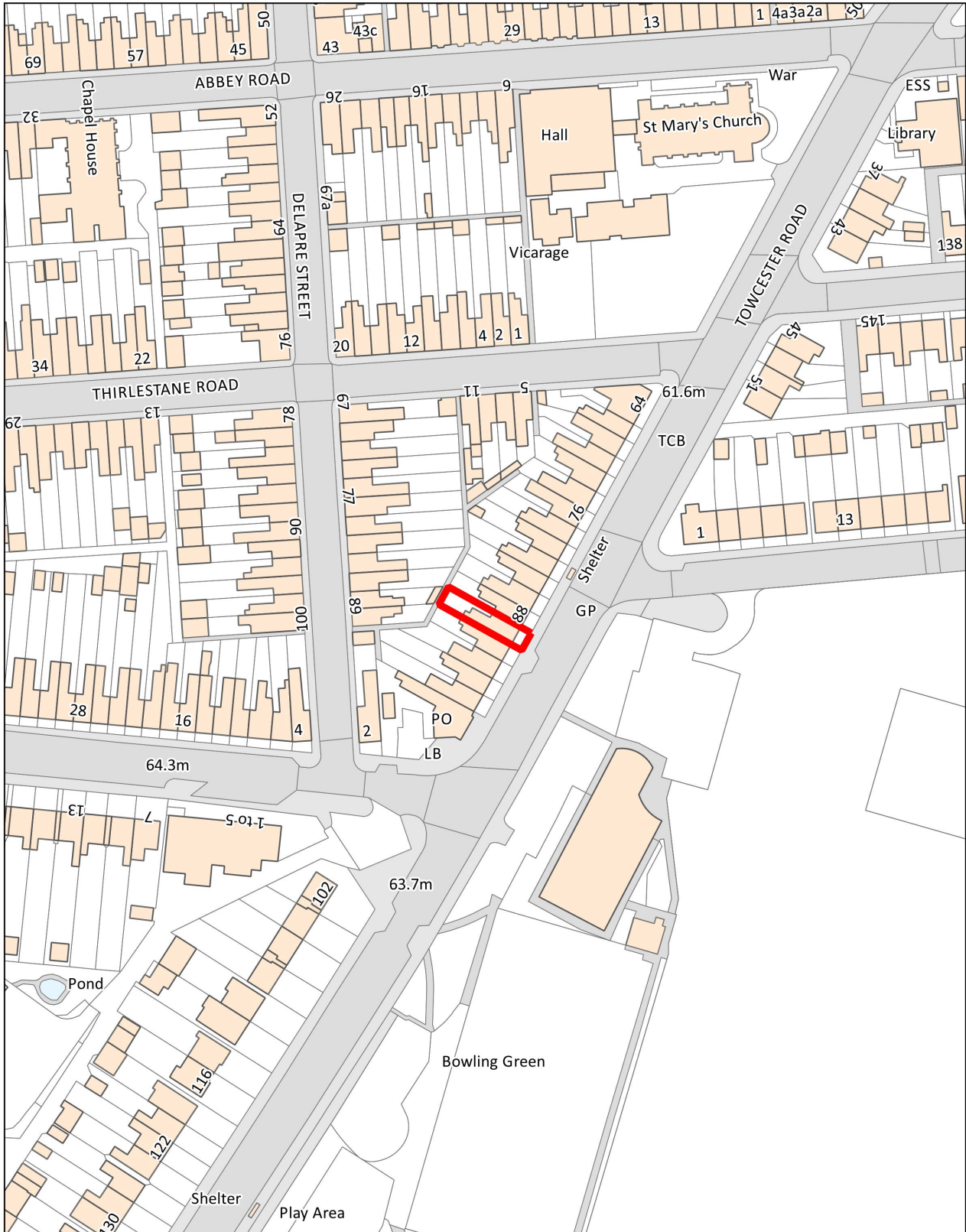
10.1 None.

11. LEGAL IMPLICATIONS

11.1 The development is CIL liable.

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: **90 Towcester Road**

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Date: 09-11-2017

Scale: 1:1,250

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