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| <b>PLANNING COMMITTEE:</b> | 16 <sup>th</sup> January 2018  |
| <b>DIRECTORATE:</b>        | Regeneration, Enterprise and Planning  |
| <b>HEAD OF PLANNING:</b>   | Peter Baguley  |
| <b>APPLICATION REF:</b>    | N/2017/1428  |
| <b>LOCATION:</b>           | Spring Boroughs Community Centre Blackfriars House,<br>Upper Cross Street  |
| <b>DESCRIPTION:</b>        | Conversion of an existing flat, currently housing a community hub,<br>to a solely residential dwelling with entrance canopy, extension of<br>front dwarf wall and rendering to front |
| <b>WARD:</b>               | Castle Ward  |
| <b>APPLICANT:</b>          | Keepmoat Regeneration Engie  |
| <b>AGENT:</b>              | Halsall Lloyd Partnership  |
| <b>REFERRED BY:</b>        | Head of Planning   |
| <b>REASON:</b>             | Council owned land   |
| <b>DEPARTURE:</b>          | No   |

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#### **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 acceptable in principle and would have no adverse impact on the street scene or on the amenities of adjoining and nearby residential occupiers and would not have a significant impact in respect of highway safety and amenity. The proposal thereby accords with Policies S10 and H1 of the West Northamptonshire Joint Core Strategy, Policies 1 and 24 of the Central Area Action Plan and the National Planning Policy Framework.

##### **2. THE PROPOSAL**

2.1 The proposal is for the change of use of an existing community room to create a one bedroom flat, including a bedroom, kitchen, wet room, lounge and dining room.

##### **3. SITE DESCRIPTION**

3.1 The site consists of a ground floor unit which was previously in use as a community hub, in the form of a residents drop in centre. Before this, the unit was used as a café.

3.2 The site is located at the corner of Upper Cross Street and Scarletwell Street. The upper floors of the building are in residential use. The area is predominantly residential in character.

#### **4. PLANNING HISTORY**

4.1 None relevant.

#### **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) and Central Area Action Plan (2013).

##### **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 sets out core planning principles that include seeking to secure high quality design and a good standard of amenity for existing and future occupiers; encouraging the effective use of land by using brownfield sites; managing patterns of growth to make fullest use of sustainable transport methods and in sustainable locations.

Paragraph 47 requires Local Planning Authorities to meet objectively assessed housing needs for their area and to identify and update a supply of deliverable sites to provide 5-years' worth of housing against these requirements.

Paragraph 49 housing applications should be considered with a presumption in favour of sustainable development.

Paragraph 56 good design is a key aspect of sustainable development and should contribute to making places better for people.

##### **5.3 West Northamptonshire Joint Core Strategy**

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 S1: The distribution of Development

Policy S3: Scale and Distribution of Housing Development

Policy S10: Sustainable Development Principles

Policy H1: Housing Density and Mix and Type of Dwellings

Policy H2: Affordable Housing

##### **5.4 Northampton Central Area Action Plan**

The Central Area Action Plan (CAAP) provides specific planning policy and guidance for the town centre and adjoining areas where significant regeneration and investment is proposed in the period up to 2026 and is in conformity with the objectives of the NPPF. Relevant policies include:

Policy 1 – Promoting Design Excellence  
Policy 24 – Spring Boroughs

- 5.5 **Supplementary Planning Documents**  
Northamptonshire County Parking Standards 2016  
Planning out Crime in Northamptonshire SPG 2004

## **6. CONSULTATIONS/ REPRESENTATIONS**

- 6.1 None received.

## **7. APPRAISAL**

### **Principle of Development**

- 7.1 The premises are located within an established residential area which is allocated as being within a Primarily Residential Area in the Local Plan. It is also identified as a housing area in the Spring Boroughs Neighbourhood Plan. Residential use is therefore considered to be acceptable in principle.
- 7.2 The premises have been in use as a community hub, however this has now closed with the space being used more recently as a site office. The community hub has been replaced with a new Spring Borough's Community Hub nearby. There would, therefore, be no loss of a community facility from the proposed change of use.

### **Street Scene Impact**

- 7.3 The proposal entails the removal of the existing shop windows from the unit and the installation of windows with more of a domestic scale. The walls would be infilled and rendered to match the neighbouring flats. It is considered, therefore, that there would be no adverse visual impact.

### **Impact on Adjoining Occupiers**

- 7.4 As the proposal is for a residential use, it is considered that the use in itself would not have any undue impact on neighbouring occupiers.

### **Highway / Parking issues**

- 7.5 The proposal does not include any specific parking for this unit. On-street parking is available in the area, although this is limited. However, it is considered that as the site is within a sustainable location, the future occupants need not have a car.
- 7.6 In any event, it can be noted that the former use as a café would have the potential, in theory, for more vehicular movements to be attracted to the site than would result from the proposed residential use.

## **8. CONCLUSION**

- 8.1 In conclusion, it is considered that a residential use is appropriate in this location and would contribute to the Borough's housing supply. The use as proposed would not result in any adverse impact on the street scene, on the amenities of adjoining and nearby occupiers or on highway amenity.

## **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 plan: N1477 102.

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

## **10. BACKGROUND PAPERS**

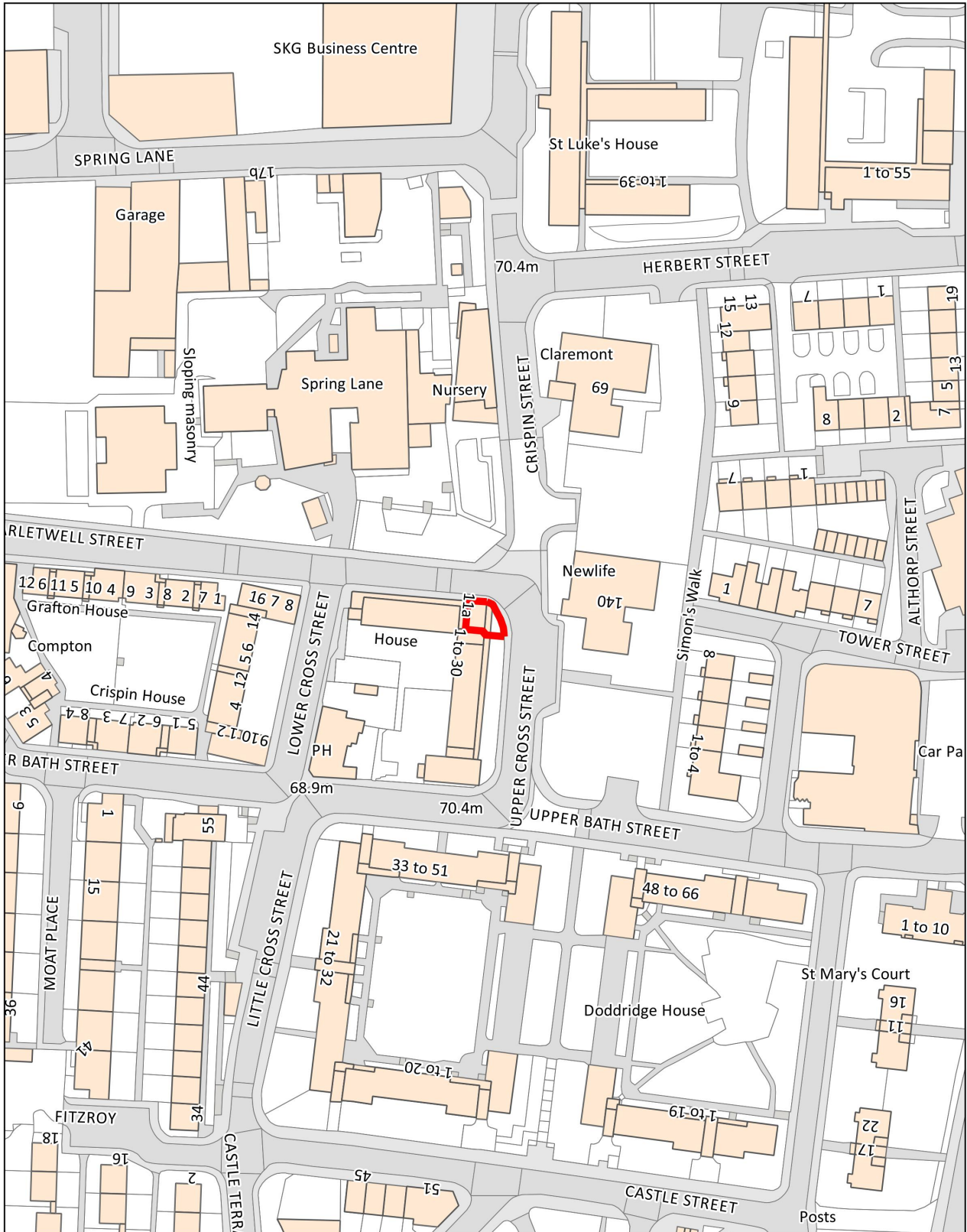
- 10.1 Application file N/2017/1428.

## **11. LEGAL IMPLICATIONS**

- 11.1 The development is not 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: **Blackfriars House. Little Cross Street**

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Date: 04-01-2018

Scale: 1:1,250

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