

PLANNING COMMITTEE: 19th March 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1619

LOCATION: 186 St James Park Road

DESCRIPTION: Two storey and single storey rear extension and to convert the building into 4 residential units

WARD: St James Ward

APPLICANT: Mr Nikul Parekh
AGENT: N/A

REFERRED BY: Head of Planning
REASON: Applicant is a Council Member

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 as it would result in mix of house types within the local area. The proposed flats 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 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 The proposal includes part single and part two storey rear extension and subdivision of the existing dwellinghouse into 3 1-bed flats and a studio apartment.
- 2.2 The proposal would have two flats on the ground floor with separate entrances from Sunderland Street. There would be a flat and a studio apartment on the first floor and they would have a shared entrance through a ground floor opening onto Sunderland Street.

2.3 Parking would be on-street.

3 SITE DESCRIPTION

3.1 The application site consists of a two storey, end-of terrace property, which has a dining room, sitting room and kitchen on the ground floor and two bedrooms and a bathroom on the first floor.

3.2 The local area is predominantly residential and relies on on-street parking.

3.3 The wider area has terraced properties with traditional outriggers and some corner properties along St James Park Road have been subject to alterations and extension on varying scale and design.

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), 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:

- Section 2- Achieving sustainable development.
- Section 5 – delivering a sufficient supply of homes.
- Section 9 – promoting sustainable development.
- Section 12 – Achieving well-designed places.

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
- Policy H5- seeks to manage and safeguard existing housing stock,
- Policy S1 - Distribution of Development
- Policy S10 - sustainable development principles.
- Policy BN7- Flooding

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
- Policy H6 – Primarily residential area.
- Policy H21 and H23- Conversion to Flats.

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 Officer:** No objections. Advice has been given in terms of the acoustic separation and fire escape and that one of the bedroom windows on the ground floor shall be altered to avoid the proposed bin storage next to the bedroom window (note: the scheme has been revised to move the bedroom window to the side elevation).

6.2 **NCC Highways:** No objection raised, advice was given in terms of highway shared boundary and structural details and its impact on adjacent highways.

7 **APPRAISAL**

7.1 The main issue would be to assess its impact on the character of the area and neighbouring amenity, highway safety and flood risk.

Principle of development

7.2 The proposed development is considered to be in line with national policy requirements to deliver a wide choice of homes to create sustainable and mixed communities. Section 2 of NPPF advises that housing applications should be considered in the context of a presumption in favour of sustainable development.

7.3 Saved Policy H6 of the Northampton Local Plan allows for residential development in such locations providing that the development is in keeping with the character of the area and does not result in an over-intensive development of the site.

7.4 The application site is in a sustainable location and within easy access of local facilities and public transport. The development of the site would also contribute to the Council's 5-year housing land supply. The principle of the development is acceptable subject to satisfactory design, layout and parking provision.

Design, Appearance and Impact on the Character of Area

7.5 Policies S10 and H1 of the JCS, and saved Policy E20 of the Northampton Local Plan seek to ensure high quality design in new development that is appropriate to the character of the surrounding area.

7.6 The proposed rear extension would result in a large footprint to the existing house, which would be widely visible in the streetscene. However, the proposed extension would appear as a continuation of the existing terrace. Proposed fenestration and door details would be in keeping with the surrounding area. Whilst it is acknowledged that the proposed extension would create a substantial mass to the existing building, the proposed design and appearance of the converted building is considered acceptable and would not result in a detrimental impact

on the streetscene. A condition has been recommended for matching material, which would ensure that the proposed extension would integrate with the existing building.

Amenity

- 7.7 Paragraph 127 of the NPPF and Policy H1 of the JCS seek to ensure high quality design and a good standard of amenity for existing and proposed occupiers. Policy E20 of the Local Plan advises that any new building should be designed and located in a manner which secures adequate standards of privacy, daylight and sunlight.
- 7.8 The neighbouring property, no.188 has no habitable window adjacent to the proposed two storey extension and would have a minimal impact resulting from the proposed rear extension. No.188 has a large flat roof outbuilding to the rear, which covers majority of the rear garden and no meaningful amenity area would be affected by the proposed extension. It is considered that the proposed development would have a minimal impact on the residential amenity of this neighbouring property.
- 7.9 The proposed development would provide 4 residential units over the two floors, which would introduce new windows on the side and rear elevations. However, due to the separation distance, it is not considered that the proposal would unduly impact on properties across nearby roads.
- 7.10 All habitable rooms for the proposed flats and the studio apartment would be served by adequate levels of natural light and outlook. The proposal complies with Policy H1(f) of the JCS as it would provide satisfactory residential amenity for future residents.
- 7.11 Overall, it is considered that the proposal would not result in any unacceptable impact with regard to the amenities of neighbours and would afford an acceptable standard of amenity for future occupiers of the site.

Highways Issues

- 7.12 The parking requirement for the existing 2 bedroom house would be 2 spaces. According to the Northamptonshire County Council Parking Standards, the proposal (3 x 1 bed flat + 1 studio apartment) would require 4 spaces. There would be additional requirements of 2 parking spaces in comparison to the existing lawful use as a 2-bed dwellinghouse.
- 7.13 Local Highway Authority has not raised any objection and provided advice in relation to the impact on adjoining footpath. The advice would be added as an informative to any decision.
- 7.14 The application site is located in a sustainable location within easy access to shops, facilities and local public transport. Owing to the site's sustainable location and absence of any objection from the Local Highway Authority, it is considered that the refusal on the grounds of highway impact would not be justifiable.
- 7.15 Details for the provision of cycle storage has been submitted with the proposal, a condition has been recommended to retain the arrangements.

Refuse storage

- 7.16 The proposed scheme has provided communal refuse storage for all the flats. The proposal has demonstrated suitable provisions for the storage of refuse and re-cycling for the proposed flats and studio apartment. A condition has been recommended to retain the storage areas.
- 7.17 The proposed layout would comply with the policies H1 and S10 of the West Northamptonshire Joint Core Strategy and the aims and objectives of the National Planning Policy Framework.

Flooding

- 7.18 The application site is located within Flood Zone 1 and therefore flood risk would be low.

Other Considerations

- 7.19 The Environmental Health Officer suggests the inclusion of condition relating boilers; however, matters relating to the energy efficiency of buildings are addressed under the Building Regulations and the site is not in an air quality management area, such that it is not considered that it would be reasonable to condition that specific boilers to be installed in this instance.

8 CONCLUSION

- 8.1 The proposal would not have any adverse impact on the character of the area and amenity of the existing and potential occupiers. The proposed scheme would provide adequate amenity for the occupiers of the proposed residential units and would have an organised arrangement for the refuse and recycling storage and cycle storage.
- 8.2 It is considered that the proposal would be in accordance with Policies H1, H5, S1, S3 and S10 of the West Northamptonshire Joint Core Strategy, Policies H6, H21, H23 and E20 of the Northampton Local Plan, and advice within the National Planning Policy Framework.
- 8.3 The proposed development is considered acceptable and is therefore recommended for approval subject to the following conditions.

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: Proposed Location Plan, 112 - A101- Existing, 112- A102 - Proposed Received on 30.1.2019

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

3. The external walls and roof of the extension shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building in accordance with Policy E20 of the Northampton Local Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the side elevations of the proposed extension.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy E20 of the Northampton Local Plan.

5. The proposed details for the recycling and refuse storage as demonstrated on drawing no. 112- A102-Proposed, received on 30.1.2019 shall be implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of amenity and in accordance with Policies H1 and S10 of the West

Northamptonshire Joint Core Strategy.

6. The proposed details for the cycle storage as demonstrated on drawing no.112-A102-Proposed, received on 30.1.2019 shall be implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of amenity and in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy

10 **BACKGROUND PAPERS**

- 10.1 N/2018/1619.

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.



NORTHAMPTON
BOROUGH COUNCIL

Title: **186 St James Park Road**

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Date: 07-03-2019

Scale: 1:1,250

Drawn by: -----