

**PLANNING COMMITTEE:** 7<sup>th</sup> July 2020  
**DEPARTMENT:** Planning Service  
**DIRECTOR OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2020/0509

**LOCATION:** 50 Manfield Road

**DESCRIPTION:** Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation for 5 occupants (Use Class C4)

**WARD:** Abington Ward

**APPLICANT:** Mr Stephen Ingram  
**AGENT:** N/A

**REFERRED BY:** Councillor Z Smith  
**REASON:** Parking and refuse concerns

**DEPARTURE:** 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 principle of the proposed use is considered acceptable in this location in line with national policy requirements to deliver a wide choice of homes. The proposed layout would provide adequate facilities for 5 occupants. Notwithstanding the existing parking situation in the local area, the site is in a sustainable location close to Wellingborough Road local centre. The proposal thereby complies with the National Planning Policy Framework; Policies H1, H5, BN5, BN7 and S10 of the West Northamptonshire Joint Core Strategy; saved Policy H30 of the Northampton Local Plan, and the Council's adopted Houses in Multiple Occupation Supplementary Planning Document.

#### **2 THE PROPOSAL**

2.1 The proposal is for the change of use of a dwellinghouse into a 5-person house in multiple occupation (HIMO). All the bedrooms will have en-suite facilities. The proposed kitchen will be located in the basement, the proposed living room will be to the ground floor of the property. Parking will be on-street.

#### **3 SITE DESCRIPTION**

- 3.1 The site comprises a terraced house within a street of similar properties. The application site has an additional side access from Manfield Road running under the first floor of the property to the rear yard and garden space.

#### **4 PLANNING HISTORY**

- 4.1 N/2019/1604 – Change of use from a dwellinghouse (Use Class C3) to a House in Multiple Occupation for 7 occupants (Sui Generis) including the erection of a rear dormer. Refused by the Planning Committee in March 2020.
- 4.2 Reason for refusal 1 - due to their being no residual parking capacity in the area, and the fact that the proposed change of use would generate a greater parking demand than existing.
- 4.3 Reason for refusal 2 - the proposed development in respect of the remoteness of the basement kitchen and convoluted access to rear yard for refuse storage in relation to the majority of proposed bedrooms would result in a poor standard of amenity for proposed occupants.

#### **5 PLANNING POLICY**

##### **5.1 Statutory Duty**

- 5.2 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 the Northampton Local Plan (1997) saved policies.

- 5.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

##### **5.4 National Policies**

- 5.5 **National Planning Policy Framework (NPPF)** sets out the current aims and objectives for the planning system and how these should be applied. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 72 (c) - ensure that a variety of homes to meet the needs of different groups in the community will be provided.

Paragraph 127 (f) - seeks to create safe and healthy places with a high standard of amenity for existing and future users.

Section 12 – seeks to achieve well designed places

##### **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:

Policy H1 - Housing Density & Mix & Type of Dwellings

Policy H5 - Managing the Existing Housing Stock

Policy S10 - Sustainable Development Principles

Policy BN5 - Heritage Asset

Policy BN7 - Flood Risk

##### **5.7 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:

E20 – allows for new development providing that the design reflects the character of its surroundings in terms of layout, siting, form, scale & appropriate use of materials and that the proposal is designed and located to ensure adequate standards of privacy, daylight and sunlight.

H18 – allows for house extension provided design acceptably in keeping with character and appearance of the host dwelling; and effect upon adjoining properties.

H30 – Multi occupation with a single dwelling.

## 5.8 Supplementary Planning Documents

Planning out Crime in Northamptonshire SPG 2004

Northamptonshire County Parking Standards 2016

Northampton Parking Standards 2019

Houses in Multiple Occupation Supplementary Planning Document 2019

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 10% of HIMOs within a 50 metre radius.
- Secure the provision of adequate facilities and amenities
- Provide adequate waste and recycling facilities and sufficient refuse storage
- Minimise flood risk
- Secure provision of adequate parking
- Provide adequate secure cycle storage in accordance with relevant parking standards documents and SPDs

## 6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **NCC Highways** – requested a parking beat survey be undertaken as whilst not all residents may have a car, there is a greater probability of a higher number of cars being associated with the property.
- 6.2 **Private Sector Housing** – the applicant should be advised that the premises will require licensing under the mandatory licensing scheme. The room sizes indicated on the submitted plans would meet requirements for a 5 occupant HIMO. The kitchen facilities are considered to be adequate and the sanitary facilities are adequate. Fire protection measures will also be required.
- 6.3 **Councillor Zoe Smith** – Calls the application into Planning Committee on the grounds that it is likely to exacerbate parking and refuse issues in the area.

## 7 APPRAISAL

### Principle of the development

- 7.1 The conversion of the existing dwelling to a HIMO 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 HIMOs where the proposal would not adversely impact on the character of the area and amenity of residential areas.

## **Area concentration**

7.2 The Houses in Multiple Occupation Supplementary Planning Document (HIMO SPD) states:

*“The proposal should not result in a concentration of similar uses in one particular locality. It should not result in a material change or an adverse impact on the character and amenity of the area. It should not result in more than 10% of the total number of HIMO dwellings, regardless of whether licensed or not, within a 50m radius of the application site, in order to prevent over concentration of similar uses in one locality”.*

7.3 The number of HIMOs is calculated from a number of data sources, including previous planning permissions, licences granted under the Housing Act, other data held by the Council and survey work. Within the 50m radius, there are currently 5 other HIMOs (established or with planning approvals) on Adnitt Road, Manfield Road and Allen Road.

7.4 Council records evidence that the proposal would not lead to an over-concentration of authorised and licensed HIMOs within a 50m radius of the application site. The inclusion of the proposed HIMO would result in a concentration of 5.8%. The proposed concentration is therefore within the threshold of 10% as described in the adopted SPD.

## **Size of property and facilities for future occupiers**

7.5 Policy H30 of the Local Plan, although dated, is in line with the aims of NPPF in respect of the provision of adequate amenity for proposed occupiers and requires HIMOs to be of sufficient size to accommodate the proposed use.

7.6 Following the previous refusal, the proposal has been revised and the number of occupants has been reduced from 7 to 5. The property is considered to be of sufficient size, providing larger single occupancy bedroom sizes (all upwards of 10m<sup>2</sup>) in accordance with the Council’s HIMO Facilities and Amenities Guidance. All bedrooms have en-suite toilets and showers which are considered to be appropriate facilities which would provide all occupants with a high standard of amenity and personal space. The proposed kitchen would be over 16m<sup>2</sup> and this would meet the requirement as stated in Principle 2 of the HIMO SPD 2019. There is also an additional storage room connecting with the kitchen/diner, and a ground floor sitting room with outlook over the garden which would provide additional shared amenity space for occupants.

7.7 The kitchen/diner would be served by two relatively small higher-level windows (these would be street level at when viewed from the outside). Although these do not provide any outlook for occupants, they do provide sufficient natural light for a kitchen. It is considered that it would be sufficient for the kitchen to have this reduced outlook because each bedroom is large exceeding requirements for size and amenities, and there is an additional lounge at first floor with good outlook. In addition, the kitchen would be located at a lower ground floor level (rather than a deep basement) and in this respect it would not be significantly difficult for occupants on the first floor to access the kitchen. The proposal has been amended since the previous submission and as such 5 bedrooms are included on both the ground and first floor. There is an additional access door to the rear garden to ensure access for refuse storage is more straightforward.

7.8 The proposed amendments have led to an improved scheme for a reduced number of occupants to provide a 5-person house in multiple occupation which exceeds the requirements of the HIMO SPD. The objection about the layout from the previous refusal has been overcome.

7.9 A condition restricting the use of the property to a maximum of 5 people could be imposed. Private Sector Housing have confirmed that the proposals would meet the requirements for the proposal. All bedrooms would be served by adequate outlook and light.

## **Flooding**

7.10 The application site is located in Flood Zone 1 and with very low risk of flooding.

### **Highways/Parking**

7.11 The HIMO SPD sets out clearly that where limited or no parking provision is proposed, the site must provide a parking beat survey. Should a parking beat survey reveal that there is insufficient on-street parking capacity, the application site should be within 400m of a bus stop with at least one bus every 30 minutes between 0700 and 1900 Mondays to Sundays and be located within 400m of facilities and services contained in a town centre, district centre, local centre or neighbourhood parade. Only outside such locations is parking required to be provided.

7.12 No parking beat survey has been submitted with the application, however the applicant has submitted an assessment of the existing parking and highways situation. In the assessment, the applicant has ascertained the location is sustainable and close to bus stops with regular bus routes and there are a variety of local facilities. It is clear that there is some pressure on parking on Manfield Road, particularly close to Wellingborough Road. The applicant also considers that in their experience HIMO tenants do not often have or wish to have a car and select a home because of its easier access to facilities.

7.13 As the application site is in a sustainable location within 100-200m of bus stops on Wellingborough Road, and also within walking distance of local facilities on Wellingborough Road, the proposal is considered to be in accordance with the requirements of the HIMO SPD in respect of parking considerations. There are 3 bus routes that pass through the bus stops and have services every 10 minutes on Monday-Friday and 4 bus routes on Saturday providing service in every 5-15 minutes.

7.14 The HIMO SPD recommends that storage space should be provided which is accessible to cycle users to encourage and facilitate sustainable transport. Space is available to the rear of the house and cycle storage is shown on the submitted Proposed Site Plan (013/09/2019C Sheet 2 of 13). The cycle storage would be accessible through a side passage in order that occupants can get bicycles in and out of the secure unit without bringing them through the house. The side passage would also provide access to the rear for all occupants of the proposed HIMO. Further details including dimensions of the secure cycle storage for at least 5 bicycles can be secured via a condition to be agreed prior to occupation.

7.15 A further consideration in respect of parking is the Northamptonshire Parking Standards, which states that HIMO shall provide on plot parking at the ratio of one parking space per bedroom. The proposed development would produce a demand for 5 parking spaces, which is an increase of 2 compared to the existing use, as the parking the requirement for the existing 5-bed dwelling is 3 spaces. In the absence of the required off road parking spaces, Principle 5 of the Northampton Parking Standards SPD outlines the requirements, similar to the HIMO SPD, whereby the application site should be within a sustainable location. In this regard, the proposal is considered to be in accordance with the requirements of the Parking Standards SPD in respect of parking considerations.

### **Refuse storage**

7.16 There is sufficient space to the rear of the property for bin storage and an indicative bin store is detailed on the submitted plan. This would allow for outdoor storage of waste prior to refuse collection days. The proposed new side/rear access provides easy access outside. These facilities would ensure there was space to store refuse in the rear garden prior to refuse collection days and bins could be brought through the side access to the front of the property for collection. A condition can be attached to secure details of the type of structure for bin storage prior to occupation of the HIMO and ensure that it is retained thereafter.

### **Other matters**

- 7.17 The proposed change of use is for 5 occupants and a condition is included to ensure a maximum of 5 occupants.

## **8 CONCLUSION**

- 8.1 The use of the property as a 5-person HIMO would provide an appropriate standard of accommodation for residents and would not have an undue impact upon the amenity of adjoining occupiers.
- 8.2 The proposed development would be in accordance with the requirements of Policies H1, H5, BN5, BN7 and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Supplementary Planning Document 2019 and the aims and objectives of the National Planning Policy Framework.

## **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: Location Plan 013/09/2019C Sheet 1 of 13 , Proposed Site Plan 013/09/2019C Sheet 2 of 13, Proposed Basement 013/09/2019C Sheet 4 of 13, Proposed Ground Floor 013/09/2019C Sheet 7 of 13, Proposed First Floor 013/09/2019C Sheet 9 of 13, Proposed Loft 013/09/2019C Sheet 11 of 13.

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 5 residents at any one time.

Reason: In the interests of 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 submitted plans and prior to the occupation of development, further details of facilities for the secure and covered parking of at least 5 bicycles shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and fully implemented prior to the development being first brought into use and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

5. Notwithstanding the submitted plans and prior to the occupation of development, further details of facilities for refuse and recycling 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 and fully implemented prior to the development being first brought into use and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

## **10 BACKGROUND PAPERS**

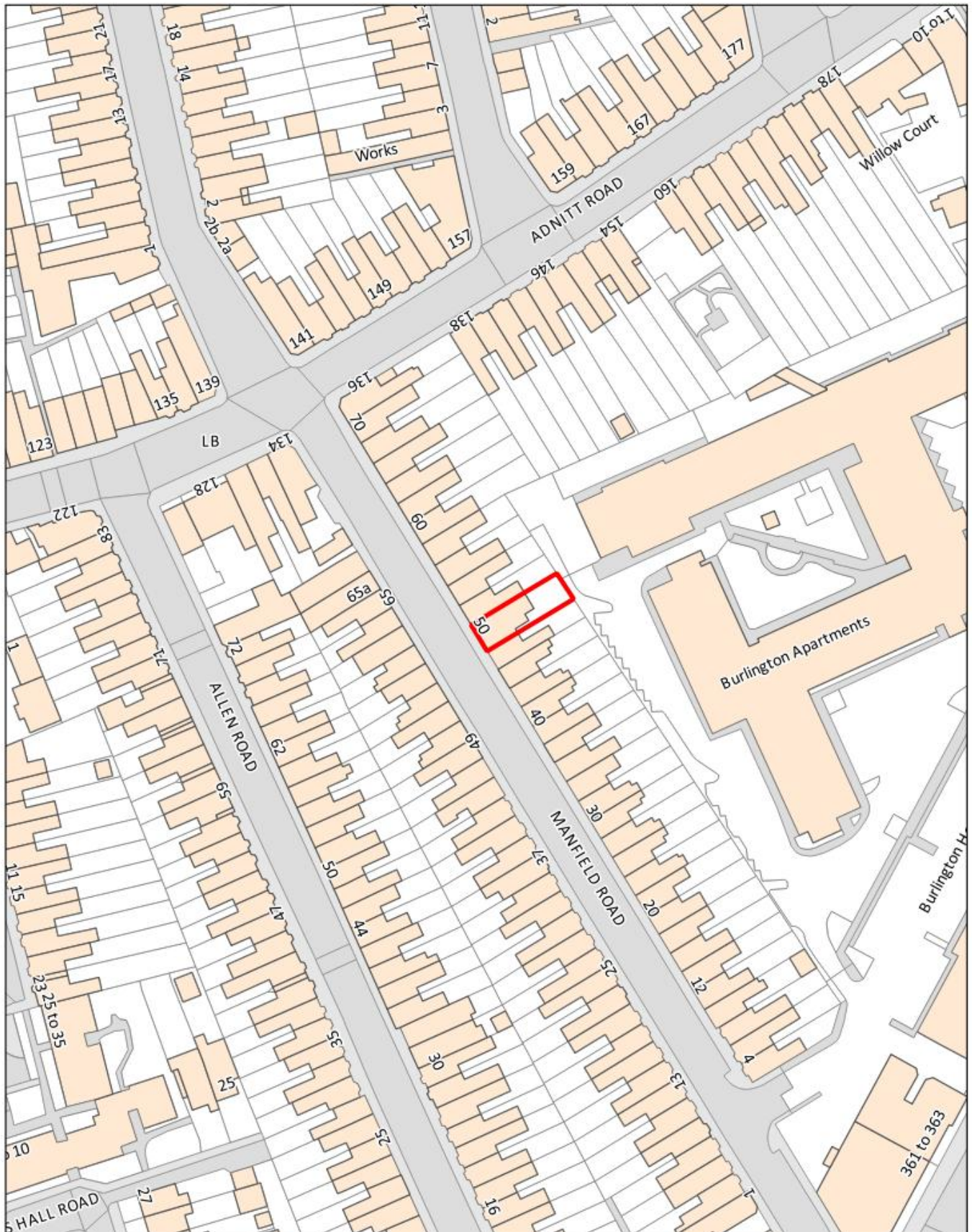
- 10.1 Application file N/2020/0509.

## **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.



NORTHAMPTON  
BOROUGH COUNCIL

Title: **50 Manfield Road**

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Date: 25-06-2020

Scale: 1:1,000

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