

**PLANNING COMMITTEE:** 16<sup>th</sup> April 2019  
**DEPARTMENT:** Planning Service  
**HEAD OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2019/0104

**LOCATION:** 96 Lea Road

**DESCRIPTION:** Conversion of single dwellinghouse to form 3no flats

**WARD:** Abington Ward

**APPLICANT:** Mrs Abbasi  
**AGENT:** N/A

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

**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 proposed development is considered acceptable 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 The proposal is for the conversion of the existing four bedroom house to three self-contained one bedroom flats. No external alteration has been proposed.

#### **3 SITE DESCRIPTION**

3.1 The site comprises a two to three storey terraced house within a street of broadly similar properties. The area is generally residential in character.

#### **4 PLANNING HISTORY**

4.1 N/2018/0377 - Conversion of single dwellinghouse to create 4no flats – WITHDRAWN.

## **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 Planning Principles  
Paragraph 49 – Housing Applications  
Paragraph 50 - Wide choice of high quality homes

### **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: Managing the Existing Housing Stock  
Policy S10: Sustainable Development Principles

### **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 (Design)  
Policy H21: Conversion to flats  
Policy 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 **NCC Highway** – no comment to make on this application.

6.2 **Environmental Health** – no objection.

6.3 **Councillor Z Smith** – Concerned about parking and overdevelopment of the site. Called in the application for determination by the Planning Committee.

6.4 Five representations received from the occupiers of nearby properties, making the following points in summary:

- Disappointing to see another application for flats.
- The area is already over-developed with serious issues in relation to parking, traffic flow and rubbish.
- Parking beat survey should be undertaken at 6pm not overnight.
- There are never any parking spaces.
- There are already a number of HIMO's in the street, more should not be permitted.

## **7 APPRAISAL**

### **Principle of development**

7.1 The conversion of the existing dwelling into three 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.

7.2 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. The building does comply with these criteria, however, the policy is very dated and therefore can be afforded limited weight in decision making.

### **Amenity**

7.3 The application site is currently a four bedroom dwelling with a kitchen, wc, dining room and living room on the ground floor and four bedrooms and a bathroom on the upper floors. The proposal would create three separate one bedroom units, one at the front of the ground floor, one at the rear of the ground floor and first floor, and one at the front of the first floor and also utilising the existing room in the roofspace. All units would have one bedroom, which would be separate from the living / kitchen space and in one case there would be a separate kitchen also. All units would have access into the rear garden area. Overall, it is considered that an appropriate standard of accommodation would be provided to future residents.

7.4 In considering the amenities of neighbouring occupiers, given that the flats would each have only one bedroom, it is considered that the associated comings and goings/noise would not be significantly greater than could result from a family dwelling.

### **Bin storage**

7.5 The plans indicate an area of bin storage within the rear garden area. The plans have been amended from the previously withdrawn application to make this accessible to all three flats

### **Parking and Highways**

7.6 No off street parking is available on the site. However, the site is within what can be regarded as a sustainable location, being close to bus stops and a local centre on Abington Avenue, meaning occupants need not have cars. In addition, as a four bedroom house the dwelling could potentially have as high a number of resident adults as would be accommodated in the flats, meaning there would be no additional demand. It can be noted also that the Local Highway Authority raise no objections on parking grounds and therefore it would be difficult to defend a refusal on this basis alone.

## **8 CONCLUSION**

- 8.1 The proposed change of use would have no adverse impact on the amenities of adjoining occupiers and would not result in any impact on highway congestion or amenity, whilst providing a good standard of accommodation for future residents. The additional units would also contribute to the Council's housing supply.

## **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: 18004/002.

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

3. Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation or bringing into use of the building for the use hereby permitted and thereafter retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

4. Full details of facilities for the secure and covered parking of 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: To ensure the provision of adequate facilities in accordance with the National Planning Policy Framework.

## **10 BACKGROUND PAPERS**

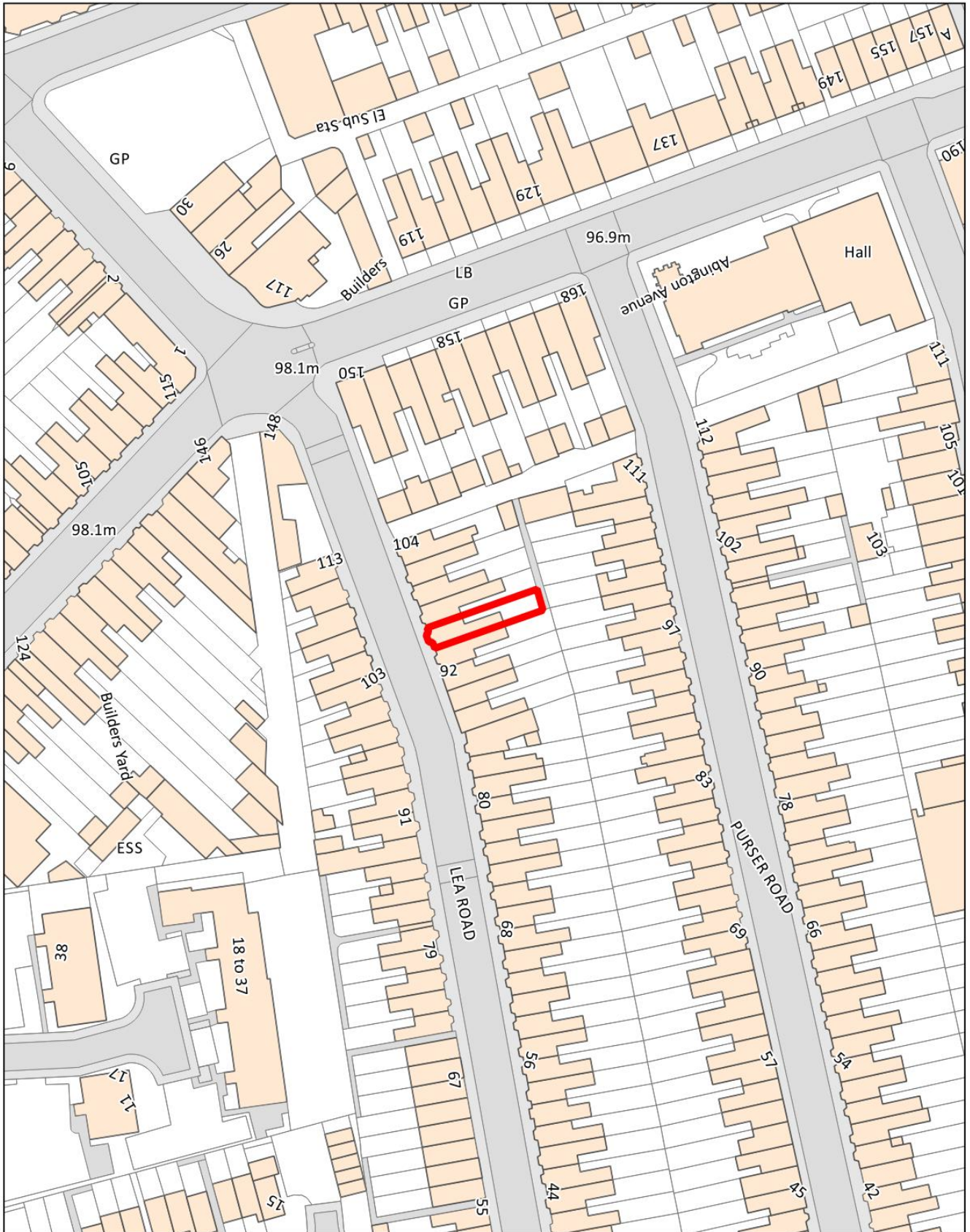
- 10.1 Application file N/2019/0104.

## **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: **96 Lea Road.**

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Date: 03-04-2019

Scale: 1:1,000

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