

**PLANNING COMMITTEE:** 4<sup>th</sup> June 2019  
**DEPARTMENT:** Planning Service  
**HEAD OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2019/0052

**LOCATION:** 144 London Road

**DESCRIPTION:** Single storey rear extension to House in Multiple Occupation to increase the number of occupants from 4 to 6

**WARD:** Delapre & Briar Ward

**APPLICANT:** Mr Arandeep Singh  
**AGENT:** Samrai Associates

**REFERRED BY:** Councillor J Davenport  
**REASON:** Parking, noise 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 proposal extension would not have an undue detrimental impact on the appearance and character of the host building, wider area, highway safety/ parking, setting of the nearby Delapre Park Conservation Area and neighbouring amenity and complies with and aims and objectives of the National Planning Policy Framework. S10, BN5, BN7, H1 and H5 of the West Northamptonshire Joint Core Strategy, Policies E20, H18 and H30 of the Northampton Local Plan and the Interim Planning Policy on Houses in Multiple Occupation.

#### **2 THE PROPOSAL**

2.1 Permission is sought for a single storey rear extension, 4.4m deep and 6.15m wide with sloping roof. The existing property is an existing 4 person house in multiple occupation (HIMO) and the proposal is to create two additional bedrooms to increase the number of occupants to 6. The proposed extension would be constructed in matching materials.

#### **3 SITE DESCRIPTION**

- 3.1 The application site consists of a two storey semi-detached property used as a 4 person HIMO. There is a private garden to the rear enclosed on 3 sides by a 1.8m high fence. Parking is provided on London Road. The site is in a low risk flood zone (Zone 1).

## **4 PLANNING HISTORY**

- 4.1 No recent planning applications.

## **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 72 - ensure a variety of homes to meet the needs of different groups.

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

### **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 and Mix and Type of dwellings

Policy H5 - Managing Existing Housing Stock

Policy S10 - Sustainable Development Principles

Policy BN5 - Historic Environment and Landscape

Policy BN7- Flood Risk

### **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 H18 Residential extensions

Policy H30 Multi-occupation

### **5.5 Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Residential Extensions and Alterations Design Guide SPD 2011

### **5.6 Other Material Considerations**

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 15% of HIMOs within a 50metre radius.
- Secure the provision of adequate facilities, amenities and minimise flood risk;
- Promote use of public transport, cycling and walking and secure provision of adequate parking;
- Ensure provision of adequate storage for refuse and materials for recycling.

## **6 CONSULTATIONS/ REPRESENTATIONS**

6.1 One neighbour objection received summarised as follows:

- Noise from the existing HIMO
- Concern over building work
- Refuse concerns
- Parking / Traffic concerns
- Loss of light
- Property is over grown and unkempt

6.2 **Northamptonshire Highways** - comments on Parking Beat Survey awaited, to be reported via the addendum.

6.3 **NBC Private Sector Housing** - no objection.

6.4 **Councillor E Roberts** - objection on noise, parking and safety issues.

6.5 **Councillor J Davenport** - called in and object on parking, noise, waste and party wall issues.

## **7 APPRAISAL**

### **Background**

7.1 The property has been in use as an HIMO since before the Article 4 direction was adopted in 2018 and is currently resided by 4 occupiers. The proposed extension would increase the number of bedrooms by two and allow 2 additional residents, bringing the number of occupiers up to 6. The use will still remain as a small HIMO within Use Class C4.

### **Main issues**

7.2 The main issues to consider are the impact on the appearance and character of the host building, wider area, nearby conservation area, parking and amenity of adjoining occupiers.

### **Area concentration**

7.3 The Interim Planning Policy Statement states that, in order to create a good mixture of house types, there should be a maximum of 15% of buildings within a 50m radius being used as HIMOs. Given that the property is an established HIMO, the issue of concentration is not a material consideration to this application.

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

- 7.4 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 HMOs to be of sufficient size to accommodate the proposed use. The proposed extension is considered to be of sufficient size, providing room sizes in accordance with the Council's HMO IPPS. A condition restricting the use of the property to a maximum of 6 people would ensure over-development does not occur. All bedrooms would be served by adequate outlook and light. Private Sector Housing has advised that they will be satisfied with the accommodation proposed.

### **Flood Risk**

- 7.5 In respect of flood risk, the application site is not in a high risk flood zone and therefore there would be no concern over impact on flooding.

### **Impact on appearance and character of host building and wider area**

- 7.6 Policy E20 of the Northampton Local Plan requires good design in new development which is also reflected in S10 of the Joint Core Strategy. Given that the proposed extension would be sited to the rear of the property and at a lower level than London Road, it would not appear as a prominent feature. The proposed size, roof form and general design would be considered in keeping with the host building and any approval would be subject to matching materials to ensure a satisfactory external appearance.

### **Impact on amenity of adjoining neighbours**

- 7.7 Policy H18 of the Northampton Local Plan relates to design of house extensions which is also addressed in H1 of the Joint Core Strategy. Given the level of projection at 4.4m, and the fact the extension is single storey and screening behind existing boundary fencing of 1.8m in height, it is considered that the effect on adjoining occupiers at 142 and 146 London Road would be reasonably limited in terms of light, privacy, outlook and overbearing effects. The impact to the properties to the rear would also be limited given the separation involved.

### **Parking and Highways**

- 7.8 The proposal would increase number of occupiers from 4 to 6. Parking is currently provided on London Road at the front of the property. It is considered that there is spare parking capacity on London Road to cater for the proposal. The site is also sustainable being close to bus stops and within easy walking distance to nearby services. The nearest bus stop is located adjacent to the front of the property on London Road. The comments from the Highway Authority are awaited and would be reported via the addendum.

### **Impact on setting of nearby conservation area**

- 7.9 The boundary of the Delapre Park Conservation Area is located on the opposite site of the London Road. As the proposed extension would not be visible from the front, it is considered that there would be no impact on the setting of this heritage asset.

## **8 CONCLUSION**

- 8.1 Subject to planning conditions, the proposal is considered acceptable and would not have an undue detrimental impact on the appearance and character of the host building, wider area and neighbour 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 plans: 101 and 200.

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

3) The external walls and roof of the approved 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 and S10 of the Joint Core Strategy.

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 facing elevations of the approved extension.

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

5) The number of occupants in the property shall not exceed 6 at any time.

Reason: In the interests of residential amenity to comply with Policy H1 of the Joint Core Strategy.

## **10 BACKGROUND PAPERS**

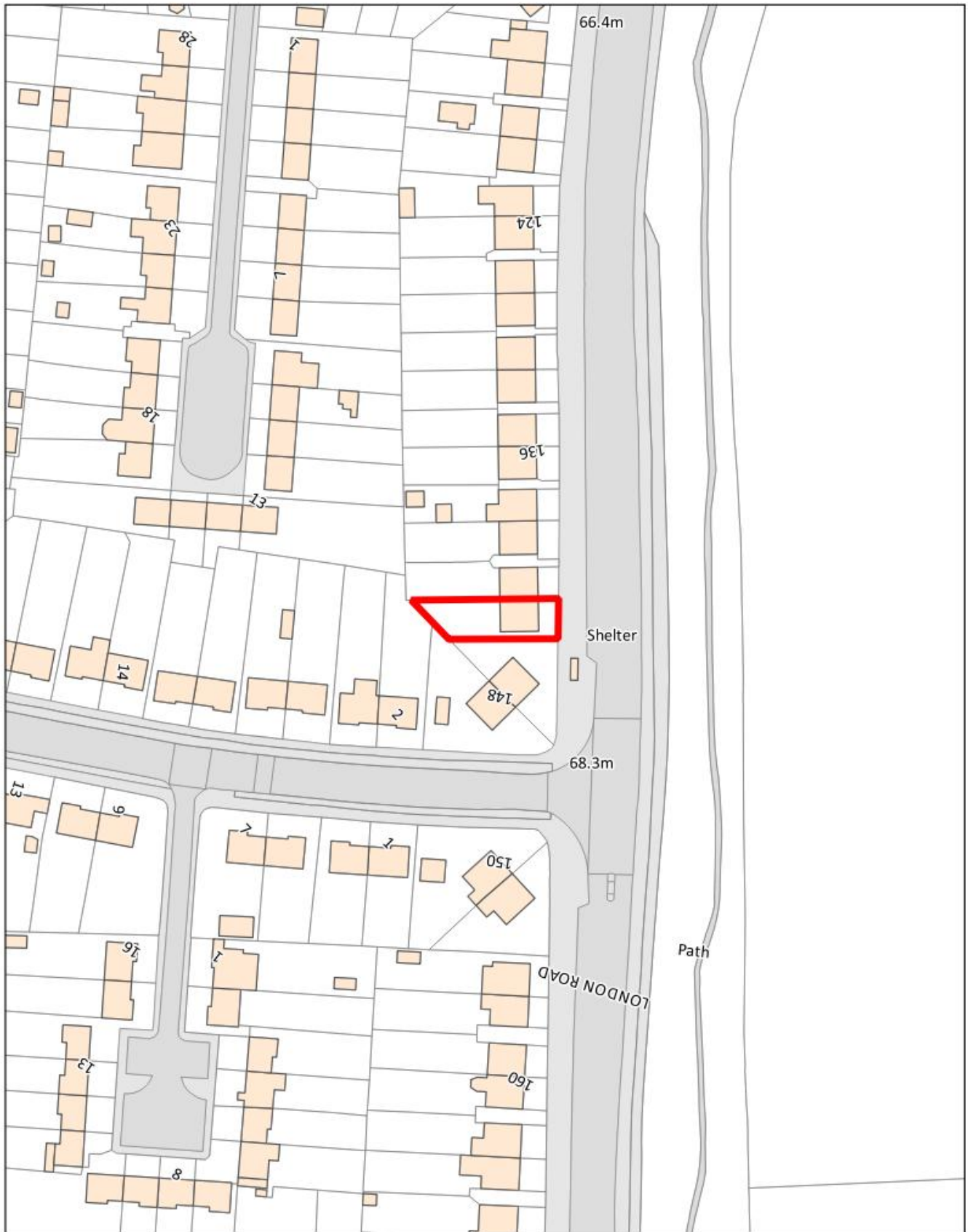
10.1 N/2019/0052

## **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: **144 London Road**

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Date: 17-05-2019

Scale: 1:1,000

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