

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

**APPLICATION REF:** N/2019/0470

**LOCATION:** 6 Holly Road

**DESCRIPTION:** Variation of Conditions 2 and 8 of Planning Permission N/2019/0127 (Change of Use from House in Multiple Occupation for 4 occupants (Use Class C4) to House in Multiple Occupation for 5 occupants (Use Class C4) with single storey rear extension) to switch lounge with bedroom and provide ensuite facility to Bedroom 5

**WARD:** Abington Ward

**APPLICANT:** Century Assets Limited  
**AGENT:** Architectural Solutions

**REFERRED BY:** Councillor Z Smith  
**REASON:** Parking 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 proposed amendment to the internal layout would not intensify the use of the property. It is considered that the proposed changes are acceptable as the property would provide adequate facilities for future occupants. The proposal thereby complies with the National Planning Policy Framework; Policies H1, H5, BN7 and S10 of the West Northamptonshire Joint Core Strategy; Policies E20 and H30 of the Northampton Local Plan; and the Council's Houses in Multiple Occupation Interim Planning Policy Statement (IPPS).

### **2 THE PROPOSAL**

#### **2.1** Planning Permission was previously granted by the Planning Committee in March 2019 for the proposed change of use with a single storey rear extension to a 5 person HIMO. The current application is to vary Conditions 2 and 8 of the Planning Permission N/2019/0127 to switch the location of the lounge to an en-suite bedroom and use a previously approved bedroom as a lounge.

- 2.2 The scheme was amended during the course of the application to address the issues raised by Private Sector Housing Officer to provide a window to bedroom 5.

### **3 SITE DESCRIPTION**

- 3.1 The application site comprises a two storey, mid-terraced, 3 bedroom property on Holly Road located in a residential area with similar terraced properties on the street.
- 3.2 The site is in close proximity to Kettering Road, which includes retails and commercial units and a major bus route. The application site lies in Flood Zone 1, which means very low risk of flooding.
- 3.3 The property benefits from planning permission as a HIMO for 5 residents under reference number N/2019/0127.

### **4 PLANNING HISTORY**

- 4.1 **N/2019/0127** - Change of Use from House in Multiple Occupation for 4 occupants (Use Class C4) to House in Multiple Occupation for 5 occupants (Use Class C4) with single storey rear extension. **Approved**
- 4.2 **N/2018/1491** - Change of use from dwelling (Use Class C3) to House in multiple occupation (Use Class C4) for 4 occupants. **Approved**

### **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 **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:

Paragraphs 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.

#### **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:

#### **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 H30 – Multi occupation with a single dwelling

## 5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)  
Planning out Crime in Northamptonshire SPG 2004

## 5.6 **Other Material Considerations**

Houses in Multiple Occupation (HIMO) Interim Planning Policy Statement (IPPS) (November 2014)

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 50 metre 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**

Comments received are summarised as follows:

- 6.1 **Councillor Z Smith** - raises objection on the basis that application property will exacerbate parking issues. Calls in the application for consideration by the Planning Committee.
- 6.2 **Private Sector Housing (NBC)** – The room sizes, amenities and facilities indicated on the submitted plans indicate that the proposals would meet the requirements for a 5-occupant HIMO. The new bedroom 5 should be provided with a window.

## 7 **APPRAISAL**

### **Principle of the development**

- 7.1 The property has planning permission for use as a HIMO for 5 occupants and therefore the principle of the use is established. The primary consideration, therefore, is whether the proposed internal layout would provide a satisfactory standard of accommodation for future occupiers, and whether it would harm the amenities of the surrounding properties.

### **Size of the property/facilities for future occupiers**

- 7.2 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. The property is considered to be of sufficient size and the amended layout would provide room of sizes that would be in accordance with the Council's HIMO Facilities and Amenities Guidance and appropriate kitchen/dining, toilet and washing facilities. A condition restricting the use of the property to a maximum of 5 people would ensure over-development does not occur. Private Sector Housing has advised that the proposed scheme meets the space requirements and bedroom 5 should be provided with a new window. Amended layout was submitted during the course of the application to address the issue raised by Private Sector Housing. All bedrooms in the amended layout would be served by adequate outlook and light.

### **Area concentration**

- 7.3 As the property has planning permission as a HIMO, the area concentration is no longer a material consideration.

### **Highways/Parking**

- 7.4 The proposed amendment in the internal layout would not increase number of occupants and would have neutral impact on highway safety.
- 7.5 Details have been submitted for cycle storage, which were agreed under the original permission. A condition has been recommended to implement the arrangement and be retained thereafter.

### **Amenity**

- 7.6 The proposed changes would not result in any adverse impact on the residential amenity of the neighbouring properties.

## **8 CONCLUSION**

- 8.1 The proposed variation of internal layout would not result in any intensification of the approved use and would not lead to significant adverse impacts on neighbouring amenity. The property is of sufficient size to accommodate the level of accommodation as proposed.
- 8.2 The proposed development is 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 20.03.2019.

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: 18/K88/4b.

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 five 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. Facilities for the refuse and recycling storage as shown on drawing no18/K88/4b shall be implemented prior to the use hereby permitted commencing 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. Facilities for the cycle storage as shown on drawing no18/K88/4b shall be implemented prior to the use hereby permitted commencing 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.

6. The basement room shall be used as storage room only and shall not be used as a bedroom

at any time.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of accommodation is provided, in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

7. The external walls of the extension shall be constructed with materials of the same type, texture and colour as the external walls 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.

## **10 BACKGROUND PAPERS**

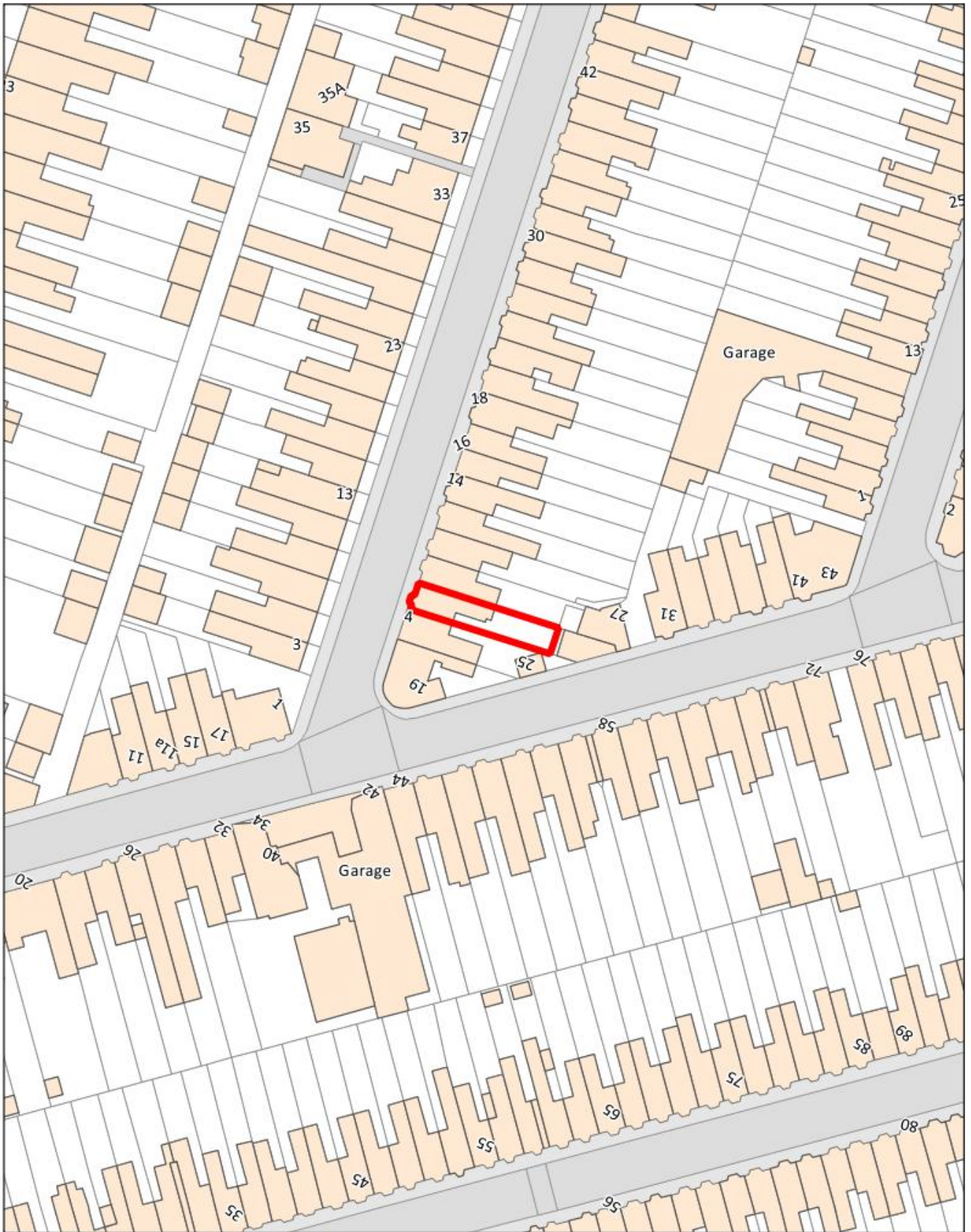
- 10.1 N/2019/0127 and N/2019/0127.

## **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: **6 Holly Road**

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Date: 17-05-2019

Scale: 1:850

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