

PLANNING COMMITTEE: 30th July 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0173

LOCATION: Epworth House, 3 Park Avenue North

DESCRIPTION: Conversion and alterations of the existing loft space to create one 1-bed flat, including a new rear dormer

WARD: Phippsville Ward

APPLICANT: Northampton Partnership Homes
AGENT: Baily Garner LLP

REFERRED BY: Head of Planning
REASON: Council owned land

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 and 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. The application site is in an established residential area and the proposal would also contribute to the Council's 5 Year Land Supply. The proposal thereby complies with the aims and objectives of the National Planning Policy Framework, policies H1, H5, and S10 of the West Northamptonshire Joint Core Strategy and saved Policies E20, H21 and H23 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The current application seeks planning permission for a loft conversion to create a one-bed self-contained residential flat.

2.2 The proposal also includes erection of a dormer and 2 new rooflights on the rear roof plane and a new roof light to the front roof plane.

3 SITE DESCRIPTION

3.1 The application site is the loft associated to the Epworth House, which is a two-storey block of flats on Park Avenue North.

3.2 The local area is predominantly residential in character.

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.

6 National Policies

6.1 **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 12- Requiring well-designed places

6.2 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 S3: Scale and Distribution of Housing Development
- Policy S10: Sustainable Development Principles

6.3 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

6.4 Supplementary Planning Documents

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

7 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarise as follows:

- 7.1 **NBC Environmental Health** – No objections. Informatives have been suggested for acoustic separation and low emission strategy.
- 7.2 Four public representations have been received in objection. the comments have been summarised as follow:
- Regular disturbances from this property in terms of loud music and anti-social behaviour.
 - Increased capacity of the building will exaggerate the already existing problems.
 - Proposed new flat would block fire escape.
 - Noise issues for existing residents.
 - Existing refuse storage area is not fully available and the new flat would add to the existing refuse storage.
 - The security of the entire block would be compromised during the construction phase so measures shall be taken and the existing residents should be advised for any potential shut off of the utilities.

8 APPRAISAL

- 8.1 The main issues to consider are the principle of residential development impact on the character of the area, neighbouring amenity and highway safety.

Principle of development

- 8.2 The conversion of the existing loft to a new flat 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.
- 8.3 The application site is previously developed land situated within a residential area, in a sustainable location and within the easy access of local facilities, the town centre and public transport. The development of the site for residential use would also contribute to the Council's 5-year housing land supply. Notwithstanding this, policy remains in favour of new residential development subject to the policy requirements outlined above. As such, residential development of the site is therefore considered acceptable in principle subject to acceptable design, impact on adjacent and proposed amenity, and parking.

Design and Impact on Character of Area

- 8.4 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.
- 8.5 The footprint and design of the application property remains as originally built. Some external changes have been proposed comprising insertion of a roof light on the front roof slope, a new dormer and 2 rooflights on the rear elevation. The proposed works have been designed to match the existing details and are not considered to have any adverse impact on the character of the area. The proposed dormer to the rear would be screened behind the main building and would not be widely visible in the streetscene. The proposed dormer would match the existing dormer and would have minimal impact on the character of the area.

Amenity

- 8.6 In assessing the living conditions of future occupiers, the proposal needs to be considered against Paragraph 127 of the NPPF, Policy H1 of the JCS seek to ensure high quality design

and a good standard of amenity for existing and proposed occupiers and saved policies H23 and H24 of the Northampton Local Plan.

- 8.7 All habitable rooms would be served by adequate levels of natural light and outlook either to the front or back. In terms of the impact on the neighbouring properties, the proposed rear dormer would be largely screened behind the existing building and would not create any undue impact on the neighbouring property at no.7 Park Avenue North. There would be limited impact on the Salisbury House to the south. There are no residential properties directly to the rear as the application site is separated by an access road. Therefore, it is considered that the new dormer on the rear elevation would not create any undue impact on residential amenity in terms of the light, outlook, privacy and overbearing to the adjoining properties to the side and rear.
- 8.8 No details have been submitted for the refuse and recycling storage but there is space within the proposed flat to provide dedicated space for recycling and refuse storage. Since Epworth House is an existing block of flats, there is an existing storage system for the entire building, which could be used by the proposed new flat. However, a condition has been recommended to submit the full details of the refuse and recycling storage.
- 8.9 In respect of the conversion itself, given that the comings and goings would likely be similar to those as the lawful use as a C3 family dwelling, it is not considered that there would be any significant impact in terms of noise and disturbance.

Highway Safety

- 8.10 There is currently no on-site parking provision for this block of flat and no available land to achieve this. The proposal, with 1-bed flat will result in a requirement for 1 parking space, so there would be a net increase of demand of a further space, when assessed under the Northamptonshire Parking Standards.
- 8.11 The site is in a sustainable location within walking distance of the facilities and public transport. In this instance, it is considered that the proposal would not have a significant impact on highway safety.

Other Matters

- 8.12 Concerns have been raised in terms of the fire safety exit for the existing and the proposed unit. Whilst a fire escape route has been submitted with the application, it is not a material planning consideration and would be regulated by Building Control regulations.
- 8.13 Noise insulation from the proposed new flat would be considered by the Building Control and cannot be accounted for the determination of the current Planning applications.

9 CONCLUSION

- 9.1 The proposed scheme would not have any adverse impact on the character of the area and surrounding amenity, would provide adequate amenity for the occupiers of the proposed flat, and subject to approved details, would make appropriate provision for refuse and recycling storage.
- 9.2 The site is located within a residential area in a sustainable location where the principle of residential use is acceptable.
- 9.3 It is considered that the proposal would be in accordance with the aims and objectives of the National Planning Policy Framework, Policies H1, S3 and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20, H21 and H23 of the Northampton Local Plan.

10 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: PL001, PL002, PL004 Rev A, SK006, SK007, SK008.

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

3. Details of the external materials for the approved dormer shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4. Full details for the 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 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.

11 BACKGROUND PAPERS

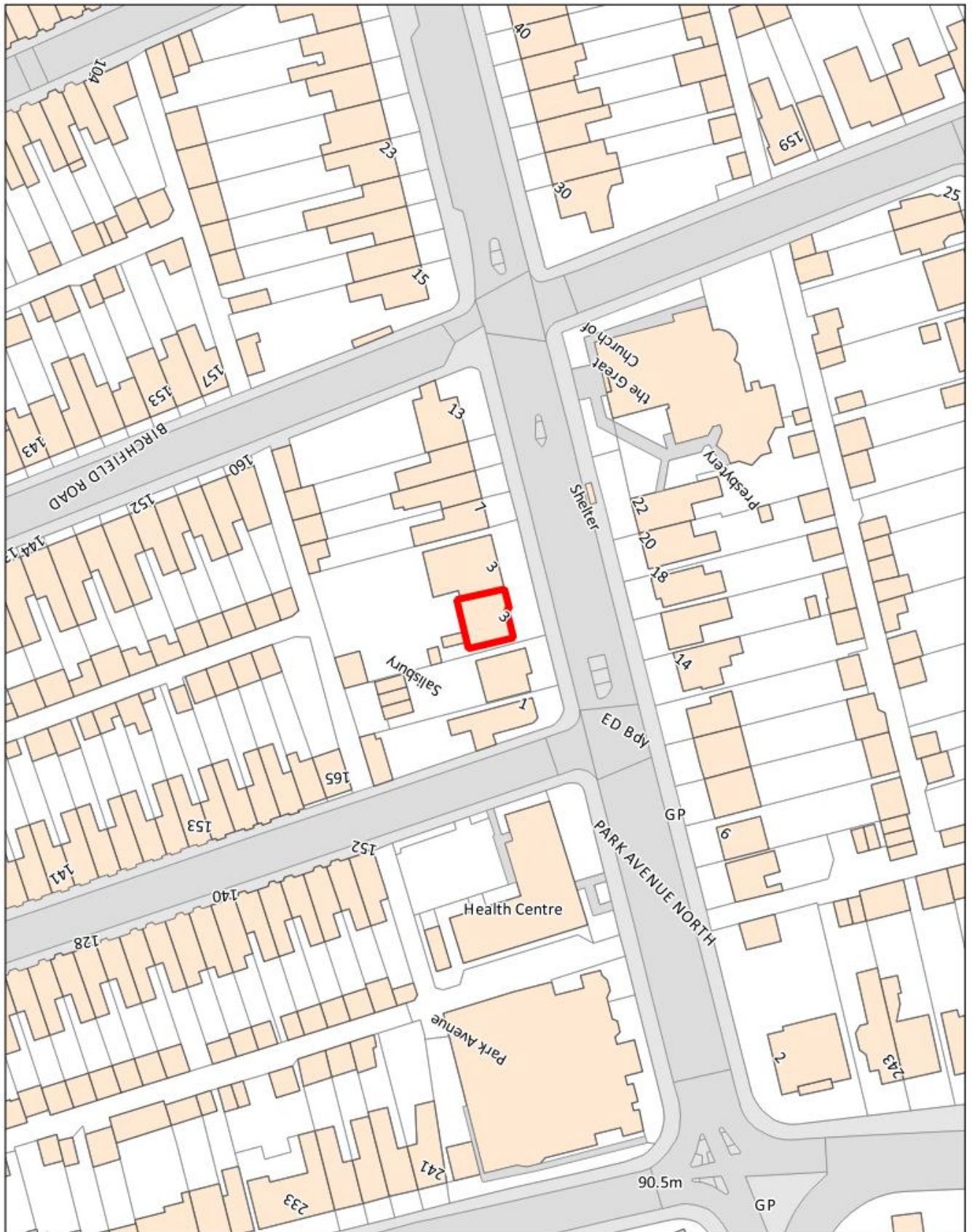
- 11.3 N/2019/0173.

12 LEGAL IMPLICATIONS

- 12.3 The development is not CIL liable.

13 SUMMARY AND LINKS TO CORPORATE PLAN

- 13.3 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: **3 Park Avenue North, Epworth House**

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Date: 17-05-2019
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