

PLANNING COMMITTEE: 3 September 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0904

LOCATION: 73 Delapre Street

DESCRIPTION: Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants, including raising of roof over existing single storey rear addition

WARD: Delapre & Briar Ward

APPLICANT: Mr S Halili
AGENT: Architectural Solutions

REFERRED BY: Councillor E Roberts
REASON: Overconcentration and traffic concerns

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 as it would not result in an over concentration of similar uses within the vicinity of the site, would provide adequate facilities for future occupants and would not be at risk from flooding. Notwithstanding existing lack of off road parking, the site is in a sustainable location close to the facilities along Towcester Road and Rothersthorpe Road, bus services and would provide adequate facilities for cycle storage and refuse storage. The proposal thereby complies with Policies H1, H5, 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 Interim Planning Policy Statement (IPPS) and the aims and objectives of the National Planning Policy Framework.

2 THE PROPOSAL

2.1 Permission is sought to convert an existing family dwelling into a House in Multiple Occupation for 4 persons (Use Class C4). The proposal includes one ground floor bedroom, living room, kitchen and utility room and the raising of the roof over the existing rear addition to accommodate a shower room with three bedrooms above and separate WC.

3 SITE DESCRIPTION

- 3.1 The site consists of a terraced property located along a residential street of similar uses. The property has lounge, dining room, kitchen and store at ground floor with two bedrooms at first floor level including a bathroom. There is private amenity space to the rear enclosed on three sides. The property does not have a basement. The site is located in Flood Zone 1 (low risk) and is not in a conservation area. Parking is provided on street on an unrestricted basis along Delapre Street and other nearby side streets.

4 PLANNING HISTORY

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) and the 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:

Paragraph 72 - ensure a variety of homes meet needs of different groups.

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

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:

H1 - Housing Density, Mix and Type of Dwellings
H5 - Managing the existing Housing Stock
S10 - Sustainable Development Principles
BN7 - Flood Risk

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:

E20 New development (design)
H30 Houses in multiple occupation

6.4 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)

6.5 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 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.

7 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 7.1 **Northamptonshire Highways (NCC)** require further information to fully assess the proposal and have requested the applicant to undertake a parking beat survey.
- 7.2 **Private Sector Housing (NBC)** no objection subject to comments taken on board relating to fire protection. Property is suitable for 4 occupants.
- 7.3 **Councillor E Roberts** Objects and calls in application. There is already a large number of HIMOs within the area. Concern on parking congestion.
- 7.4 Five neighbour objections summarised as follows:
- Parking
 - Noise
 - Rubbish
 - Loss of community
 - Increase in crime

8 APPRAISAL

Principle of the development

- 8.1 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 Joint Core Strategy allows for HIMOs where the proposal would not adversely impact on the character of the area and amenity of residential areas.

Area concentration

- 8.2 Council records evidence that there are four other HIMOs (out of 69 properties) within a 50m radius of the application site. The use of this property as a HIMO would equate to 7.2% concentration and would clearly fall within the 15% maximum threshold recommended by the Council's adopted Interim Planning Policy Statement in relation to HIMOs. It is considered therefore that there would still be a reasonable mixture of house types within the area.

Size of property and facilities for future occupiers

- 8.3 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.
- 8.4 The property is considered to be of sufficient size, providing room sizes generally in accordance with the Council's IPPS. All bedrooms would be served by adequate outlook and light via existing window openings. Private Sector Housing has advised that they will be satisfied with the proposed accommodation is suitable for 4 occupiers.

Flood risk

- 8.5 The site lies in low risk Flood Zone (Zone 1) where there is limited risk from flooding to the proposed use.

Highways/Parking

- 8.6 The Interim Planning Policy Statement for HIMOs (IPPS) sets out clearly that where limited or no parking provision is proposed, the site must be either within 400m of a bus stop, or within walking distance of a district centre, local centre or neighbourhood parade. Only outside such locations is parking required to be provided.
- 8.7 The application property is located within easy walking distance to facilities, Delapre Post Office on Towcester Road and Co-op on Rothersthorpe Road and is considered to be in a sustainable location. Within such areas, the IPPS recommends that storage space should be provided which is accessible to cycle users. Space is available to the rear of the house, and a condition is recommended requiring full details to be submitted for approval for secure cycle storage.
- 8.8 A further consideration in respect of parking is the Northamptonshire Parking Standards. This document was adopted in September 2016, after the IPPS. The Northamptonshire Parking Standards state that HIMO shall provide on plot parking at the ratio of one parking space per bedroom. The proposed development will produce a demand for 4 parking spaces, which is an increase of 2 as compared to the existing use, as parking requirement for a 2-bed dwelling is 2 spaces. It is considered that the proposal would not adversely impact on highway safety and traffic conditions.
- 8.9 The Local Highway Authority has required further information from the applicant to fully access the proposal in relation to the availability of car parking spaces via a parking beat survey. The applicant has responded, and outlined that a recent approval in April 2019 for a HIMO for 4 occupants at 69 Delapre Street, where Highways stated as follows: "A previous parking survey has demonstrated that there is sufficient residual on-street parking capacity in the area, so that the proposed increase in demand generated by this development would not compromise Highway safety." The applicant queried that a further two parking spaces is required for this proposal as based on the Highway standards and therefore it is unlikely that the proposal would take the situation on parking in this location from one that was acceptable to severe. The applicant also noted that the current guidance as set out in the Interim Planning Policy Statement for HIMO's (IPPS) states that a HIMO with limited or no parking provision will be required to satisfy the following criteria: "be located within 400m of a bus stop or be located within walking distance to facilities and services contained in the town centre, district centre, local centre or neighbourhood parade and in above area, adequate external storage space should be provided for and be easily accessible for cycle users. They stated that in this instance that it is unreasonable to request a parking beat survey, bearing in mind this development is located within 400 metres of a bus stop with buses to and from Northampton Town Centre, and other surrounding areas and that they have provided adequate cycle storage to the rear.

Refuse storage

- 8.10 There is sufficient space to the rear of the property for bin storage. A condition is to be recommended to agree the details of refuse storage for the property to ensure it is of an appropriate size and design.

Amenity

- 8.11 The proposed use falls within Use Class C4, which in effect categorises this as a residential use. There is no evidence to demonstrate that the proposal would generate adverse amenity impacts such as noise or anti-social behaviour over and above those created by a more conventional C3 dwelling.
- 8.12 The proposal includes the raising the roof over the existing rear addition to accommodate the shower room, this will raise the roof marginally by 0.02m and remove the existing door to the side elevation to the south and replace the rear window on the east elevation to obscured glazed. It is considered that there would be no significant impact on the amenity of the adjacent residential occupiers.

9 CONCLUSION

- 9.1 The proposed development would not lead to an unacceptable concentration of HIMO's within the locality that would adversely affect the character of the local area, nor would the development have significant adverse impacts on neighbouring amenity or parking provision. The property is of sufficient size to accommodate the level of accommodation as proposed and would not impact adversely on flood risk. The proposed development would be in accordance with the requirements of Policies H1, H5, 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 Interim Planning Policy Statement and the aims and objectives of the National Planning Policy Framework.

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: 19/H264/2a,19/H264/3a.

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

3. The maximum number of occupiers shall not exceed four at any one time.

Reason: In order to prevent over-development to accord with Policy H5 of the West Northamptonshire Joint Core Strategy and H30 of the Northampton Local Plan.

4. Prior to the occupation of the development, 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 hereby permitted and thereafter retained.

Reason: To ensure the provision of adequate facilities in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

5. Prior to the occupation of the development, 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 Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework

11 BACKGROUND PAPERS

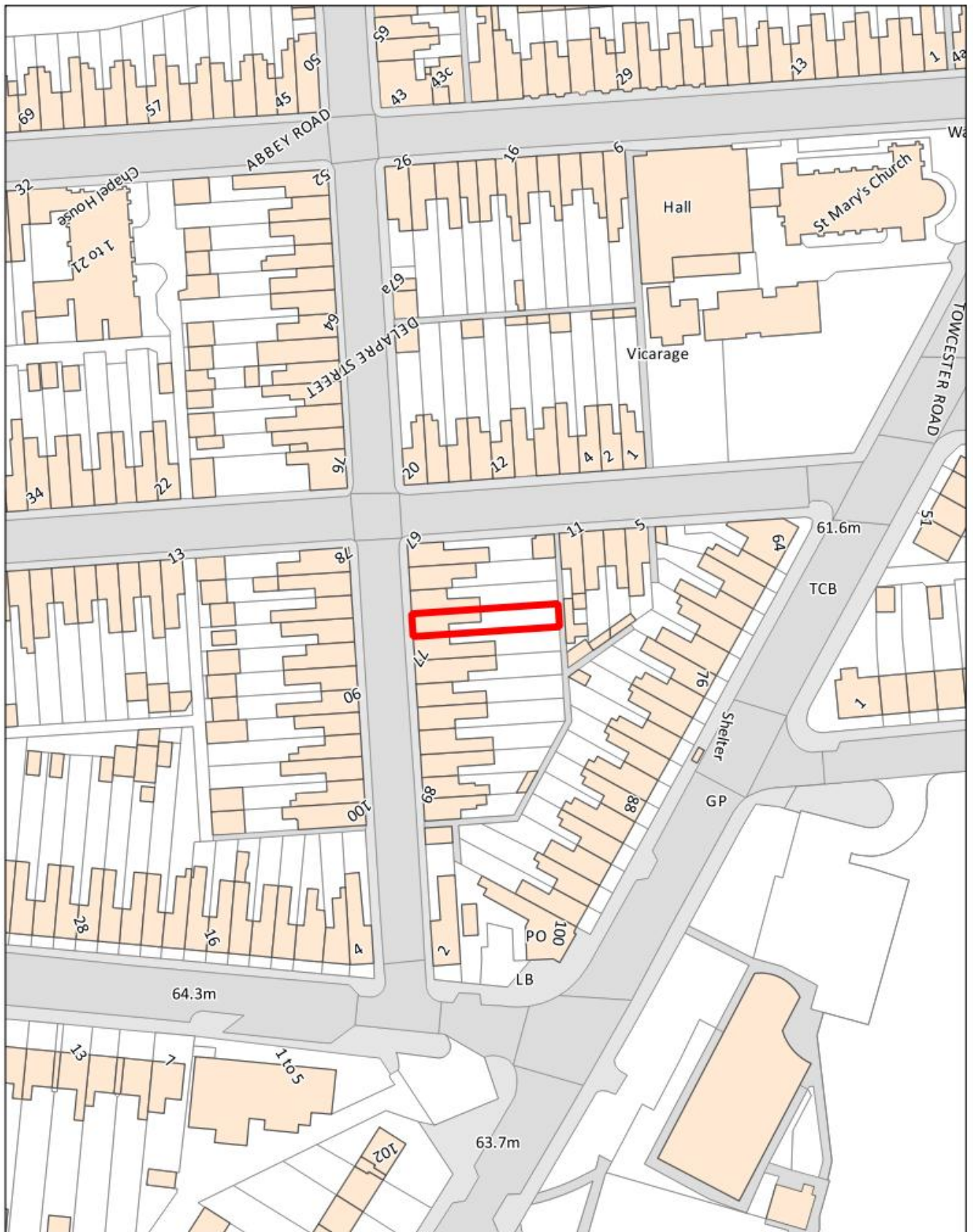
11.1 None.

12 LEGAL IMPLICATIONS

12.1 The development is not CIL chargeable.

13 SUMMARY AND LINKS TO CORPORATE PLAN

13.1 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: **73 Delapre Street**

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Date: 14-08-2019

Scale: 1:1,000

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