



PLANNING COMMITTEE: 17th March 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/1402

LOCATION: 1 Addison Road
DESCRIPTION: Conversion of existing dwelling to create 2no apartments together with construction of 2no new apartments on adjacent land with on-site parking

WARD: Eastfield Ward

APPLICANT: Mr N Lawlor & Mr G Doran
AGENT: Mr Pat Dooley

REFERRED BY: Director of Planning and Sustainability
REASON: Part NBC 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 located in an established residential area where residential development is acceptable in principle. The proposal would also contribute to the Council's 5 Year Housing Land Supply. Due to its scale, layout and design, the proposal would not have an undue detrimental impact on the appearance and character of the host building, wider area, residential amenity and highway safety to accord with the aims and objectives of the National Planning Policy Framework, Policies S10, BN9 and H1 of the West Northamptonshire Joint Core Strategy and Policies E20, H21, H23 and H24 of the Northampton Local Plan.

2 THE PROPOSAL

- 2.1 The application site has an extant planning permission (N/2018/0956) for a new semi-detached dwelling with similar footprint as what is proposed in this application. The permission has not been implemented.
- 2.2 The current application seeks planning permission for a conversion and extension of the existing dwelling with a single storey front extension, two storey side and rear extension to create 4no. 1-bed flats.

- 2.3 The proposed flats would be split over two floors. 2 flats on the ground floor would have their own dedicated amenity and refuse storage areas; however, the 2 first floor flats would share the amenity space and refuse and recycling storage in the rear. 4 parking spaces are proposed to the rear of the site to serve the proposed flats, with access off Wheatfield Road North.
- 2.4 The main difference between the previously approved scheme and the proposed scheme is that the originally approved application was for a 2-bed, two storey house and the current application is for conversion of the existing dwelling into 4 flats, including two storey side and rear extensions with similar footprint as the originally approved new dwelling. Also, the proposed scheme has a two storey rear extension attached to the existing house, which was originally approved as a single storey rear extension.
- 2.5 The scheme has been amended during the course of the application and revised drawings have been submitted with improved design, appearance and visibility splays.

3 SITE DESCRIPTION

- 3.1 The application site consists of an end of terrace property with a large side/rear garden. There is a parking space at the rear of the property with an existing crossover. The application site is sited at a junction between Addison Road and Wheatfield Road North.
- 3.2 The local area is predominantly residential and has a mix of terraced and semi-detached properties with varying design and external building materials.

4 PLANNING HISTORY

- 4.1 **N/2018/0956** - Construction of a new 2 bed semi-detached dwelling to 1 Addison Road plus alterations to existing property to include single storey front and rear extension and 2no. new vehicular crossovers. **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.

National 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:

- Section 2 – Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 12 – Achieving well-designed places

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 S3: Scale and Distribution of Housing Development
- 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
- Policy H6 - Residential development in primarily residential area
- Policy H21 and H23 - Conversion to Flats

5.5 **Supplementary Planning Documents**

Planning out Crime in Northamptonshire SPG 2004
 Northamptonshire County Parking Standards 2016
 Northampton Parking Standards 2019

6 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **NCC Highway:** Raised some concerns on the originally submitted scheme in relation to visibility splays. Amended scheme has been submitted which is deemed acceptable.
- 6.2 **NBC Environmental Health Officer:** No objections, subject to the recommended conditions on electric charging points and informatives on boilers and construction hours.
- 6.3 6 objections have been received on the original scheme. The comments have been summarised as follow:
- Adverse impact on the character of the area
 - Loss of green /open space
 - Loss of privacy
 - Overdevelopment and overcrowding of the plot
 - Additional Traffic
 - Parking
 - Impact on the preserved Pine Trees
 - No provision of electric charging points and cycle storage
- 6.4 1 petition with 9 signatures and an objection has been received on the revised scheme raised the same concerns as listed above and additional concerns have been raised as follows:
- Likelihood of conversion to house in multiple occupation.
 - Proposed study would be converted into bedroom and would resulting in cramped development.
 - Impact on existing infrastructure.

7 **APPRAISAL**

- 7.1 The application site has an extant planning permission for a 2-bedroom dwelling. The main issues for consideration are principle of new residential development, impact on the character of the surrounding area, impact on adjacent and proposed residential amenity and highway conditions.

Principle of residential development

- 7.2 The NPPF supports well-designed sustainable housing development that provides a good standard of amenity for existing and proposed occupiers. The JCS seeks to ensure development is located primarily in the principal urban area within easy access of facilities and encourages the use of previously developed land having regard to achieving high quality design in keeping with the character of the surrounding area. Saved Policy H6 of the Northampton Local Plan allows for residential development in such residential locations providing that the development is in keeping with the character of the area and does not result in an over-intensive development of the site.
- 7.3 The principle of residential development on the site would be acceptable as the land is situated within a residential area. The development of the site for residential use would also contribute to the Council's 5-year housing land supply. Therefore, in accordance with the presumption in favour of sustainable development in Section 2 of the NPPF, development should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 7.4 Moreover, the application site has an extant planning permission, so the principle of residential development has already been established. Therefore, the principle is acceptable, subject to acceptable design, parking provision and impact on amenity.

Layout and design

- 7.5 Saved Policy E20 of the Northampton Local Plan and Policy H1 of the Joint Core Strategy place great importance on the quality of design of new developments and is in conformity with the NPPF which advises that planning should always seek to secure high quality design.
- 7.6 The proposed two storey side and rear extension to the existing property have been designed to be in keeping with the existing character of the local area and the adjacent properties. The proposed development would have the same ridge height as the existing building and follows the building line of existing properties on Addison Road. Proposed details of fenestration, door and chimney are in line with neighbouring properties to give the appearance of a continuation of the terrace. Subject to the use of appropriate materials, the design and appearance are considered to be in keeping with the existing character of the area and is acceptable.
- 7.7 It is considered that the proposed development would accord with the saved policies H1, S1 and S10 in the West Northamptonshire Joint Core Strategy, saved policies H18 and E20 in Northampton Local Plan and advice given within the National Planning Policy Framework.

Residential amenity

- 7.8 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 seeks 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.
- 7.9 The proposed development includes a single storey front porch extension. Due to the scale of the proposed extension, it would not cause undue impact on the neighbouring properties.
- 7.10 Owing to the location of the two-storey side and rear extension on a corner, there are no immediate neighbours directly to the right; however, the properties across the other side of the Wheatfield Road North would face a side elevation with two small windows on the ground floor. There is a separation distance of over 17 metres between the proposed side extension and Nos. 70, 72 and 74 Wheatfield Road. The recommended separation for two storey properties from a side elevation to the front/rear elevation should be 13m. As the separation is over 17m, it is considered that the proposal will not have any undue detrimental impact on these properties in terms of overlooking or loss of privacy.

- 7.11 The proposed two storey rear extension on the original dwelling would sit away from the common boundary between the application site and the neighbouring property at no.3. There is no ground floor habitable window on the rear elevation at this property but there is a pair of French doors that sit adjoining to the common boundary; however, the virtual 45' line taken from the quarter point of this door would not be infringed by the proposed extension. The proposed side elevation overlooking no.3 would have a small ground floor bedroom window, which would be largely screened behind the proposed 1.8m high boundary treatment. Therefore, it is considered that the proposed two storey rear extension would not result in any undue impact on the residential amenity of this property in terms of being overbearing, loss of light or overshadowing.
- 7.12 Overall, it is considered that the proposed extensions would not have any unacceptable adverse impact upon the residential amenity of the neighbouring properties. The proposed development would comply with policies S10 and H1 of the West Northamptonshire Joint Core Strategy, saved policies H18 and E20 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.
- 7.13 Saved Policy H23 of the Northampton Local Plan specifies that planning permission will not be granted for the conversion to flats with a combined ground and first floor area of 100 square metres or less and with a frontage of less than 4.7m. The 4 flats have a combined ground and first floor area of approximately 164 m² and it is considered that the proposal would accord with this policy. However, as this policy is dated, less weight is afforded.
- 7.14 All proposed habitable rooms would be served by adequate levels of natural light and outlook either to the front or back. The proposal complies with Policy H1 (f) of the JCS as it would provide satisfactory residential amenity for future residents. Policy H1 of the JCS can be afforded more weight in decision making, given that it is up to date development plan policy; criteria (f) relates specifically to the amenity of future occupiers. It is considered that the proposal accords with the aims of Policy H1 in terms of residential amenity due to the sufficient room sizes.
- 7.15 Refuse storage as indicated on the submitted drawing is acceptable and a condition has been recommended to implement the arrangements prior to the first occupation of the approved flats.

Parking and highway safety

- 7.16 As per the Northamptonshire Parking Standards, the proposed 4 1-bed flats would require 4 on-site parking spaces.
- 7.17 The proposed development has provided 4 spaces to the rear of the site accessed off Wheatfield Road North. An increased width of the crossover has been proposed as a part of the proposal, which is deemed acceptable.
- 7.18 Highways has initially raised some concerns in relation to the dropped kerb and visibility splays. Additional information was submitted which was found to be acceptable. A condition has been recommended for implementing the parking, visibility splays as described in drawing no. 19/L/158/2e.
- 7.19 As such, it is considered that the proposed development would meet the parking requirements and subject to the conditions, the proposed development would not result in the adverse impact on the highway safety.

Other considerations

Electric Charging point and Construction hours

- 7.20 Environmental Health Officer suggests the inclusion of a condition relating to electric vehicle charging points and an advisory note relating to hours of working. Conditions have been recommended for the electric vehicles charging point. However, given the proposal for a single dwelling, it is considered that it would not be reasonable to seek details for construction management plan, the proposal is only for a small scale development and there are controls under the Environmental Health legislation to address such matters should issues arise. In addition, matters relating to the energy efficiency of buildings are addressed under the Building Regulations and the site is not in an air quality management area, such that it is not considered that it would be reasonable to condition that specific boilers to be installed in the new flats.

Impact on Preserved Trees

- 7.21 There is a row of Pine trees to the rear of the site, which are subject to a blanket Tree Preservation Order. It is considered that the proposed development would be some distance from these trees, so there would be minimal impact resulting from the proposed development. The Arboricultural Officer has been consulted and any comments received would be reported via the addendum.

8 CONCLUSION

- 8.1 The application site has an extant planning permission for a 1 new dwelling, which established the principle of residential development on the site. It is considered that proposed design and appearance submitted under the amended scheme is acceptable. The proposed development would be in keeping with the character of the host dwelling and the local area.
- 8.2 The overall relationship between the proposed and existing properties is acceptable and would not have any unacceptable adverse impact on the residential amenity of neighbouring properties. The parking arrangement submitted for the proposed development is deemed acceptable.
- 8.3 The proposal would therefore comply with Policies S1, S10 and H1 of the West Northamptonshire Joint Core Strategy, saved policies H6, H18 and E20 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework and the Council's Residential Extensions and Alterations Design Guide Supplementary Planning Document.
- 8.4 Moreover, the residential development of the site would contribute towards the Council's 5-year housing supply. Therefore, it is recommended that planning permission is granted subject to the following conditions.

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: 19/L158/2e, 19/L158/3a, 19/L158/1.

Reason: For the avoidance of doubt and to accord with the terms of the planning application/listed building consent application.

3. The proposed refuse storage areas as shown on the submitted plan 19/L158/2e shall be provided prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: In the interests of amenity and in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

4. Prior to the construction of the development hereby approved above ground floor slab level, full details of all proposed external facing materials 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 and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

5. The access and parking area as shown on drawing no.19/L158/2e shall be provided and made available for use prior to the first occupation of the dwellings hereby permitted and maintained thereafter. 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 gates, fences, walls or any means of enclosure or similar structures exceeding 0.6 metres in height shall be erected or constructed within the 2 metre by 2 metre vehicle to pedestrian vision splays to both sides of the new access off Wheatfield Road North hereby permitted.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with the requirements of the National Planning Policy Framework.

6. Full details of 4 electric vehicle charging points for the dwellings hereby approved shall be first 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 Northampton Parking Standards Supplementary Planning Document.

10 BACKGROUND PAPERS

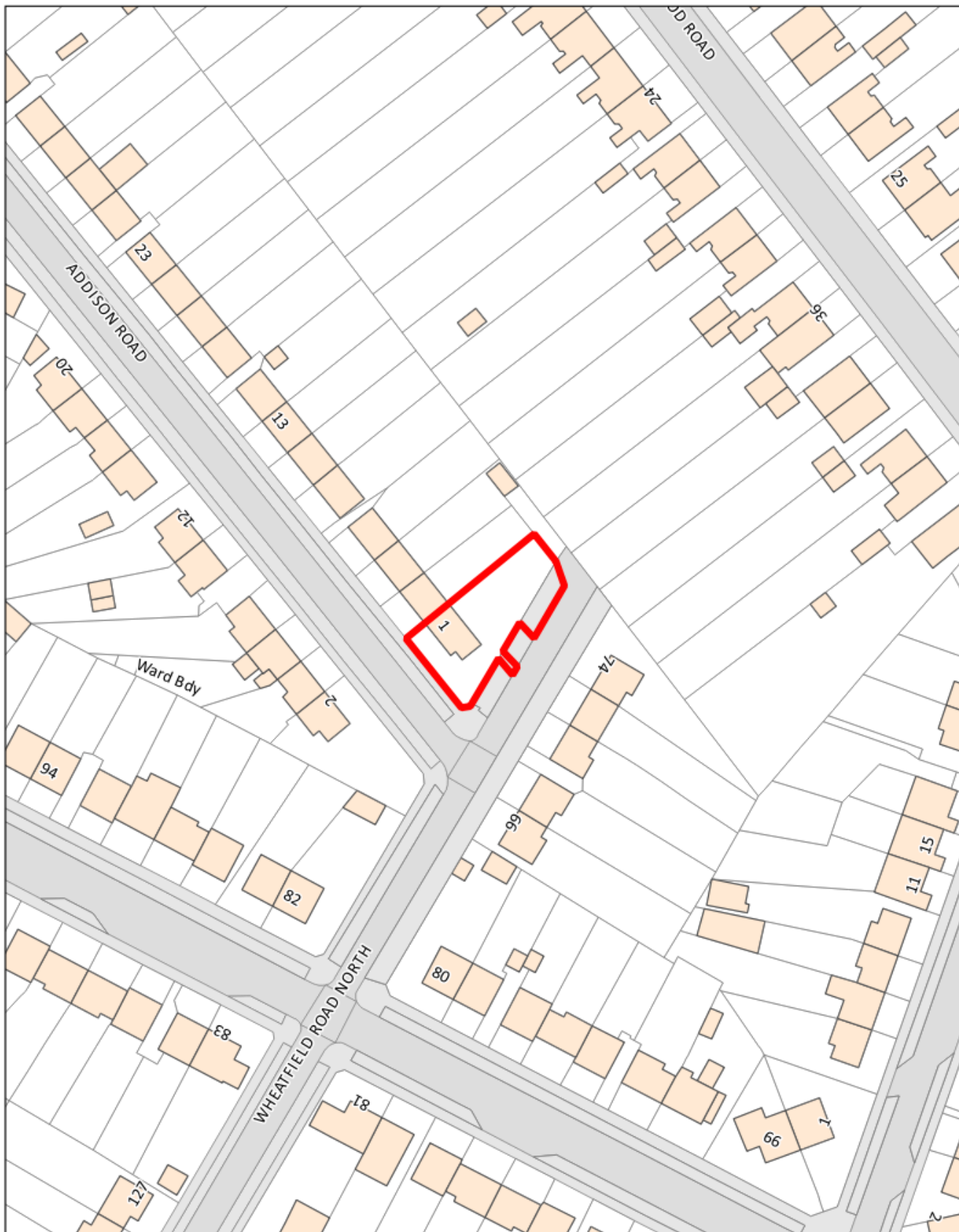
- 10.1 N/2018/0956 and N/2019/1402.

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.



NORTHAMPTON
BOROUGH COUNCIL

Title: **1 Addison Road**

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Date: 28-01-2020

Scale: 1:850

Drawn by: -----