



SUPPLEMENTARY INFORMATION

South Northamptonshire Local Area Planning Committee

Thursday 10 February 2022

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West Northamptonshire Council
List of Public Speakers for South Northamptonshire Local
Area Planning Committee – Thursday 10 February 2022

Item Number	Parish/Town Council	Objector	Applicant/Agent
6 – WNS/2021/1973/MAF Burcote Road, Towcester, NN12 6FN	None	None	None

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**West
Northamptonshire
Council**

**West Northamptonshire Interim Planning
Committee – South Northamptonshire Area**

UPDATES

for the planning applications to be discussed at the

Planning Committee

(10th February 2022)

Planning Committee

Committee Updates

The schedule below details those letters etc. that have been received since the Committee reports were drafted:

Application Details:	Item No.
Case Officer: Daniel Callis Presenting Officer (if different) Parish: Towcester Application No: S/2021/1973/MAF Development description: 14 maisonettes (C3) Part retrospective Location: Burcote Road Towcester NN12 6FN	6

AMENDED PLANS

Revision P4 of the floor plans and elevations for both blocks have been submitted. The plans confirm the alterations needed to meet some of the criteria for Building Regulations M4(1), including:

- Reduced window cill height on some openings, and
- Insertion of first floor windows in the rear elevation of units 5-14 (serving the second bedrooms)

CONSULTEES

Local Highway Authority – No objection. The proposals comply with the adopted parking standards.

THIRD PARTIES

Neighbour responses: One representation from a local resident, commenting as follows:

1. How many dwellings are Accessibility Category 3?

2. Why have retail units not been proposed in the application? Towcester desperately needs retail units in residential areas of Towcester. IE: small convenience shops.

Officer comment:-

With regard to accessibility standards, SNP2LP policy H10.2(a) requires that 50% of developments of 10 or more market or affordable dwellings should be constructed to meet the optional accessibility standards set out in Part M of the Building Regulations. In terms of affordable housing, where the Local Authority is responsible for allocating and nominating people to live in the relevant dwellings, 10% of the 50% requirement should be constructed to meet the Building Regulations M4(3) standard for wheelchair user dwellings, with the remaining 40% constructed to meet the M4(2) standard for accessible and adaptable dwellings.

However, sub-section 2(c) of Policy LH10 does go on to say "Where site specific factors such as vulnerability to flooding, site topography, and other circumstances, which may make a specific site less suitable for M4(2) and M4(3) compliant dwellings, can be robustly evidenced neither of the Optional Requirements of Part M will be applied."

The applicant has been asked to provide a statement confirming how the requirements of LH10 will be achieved. They have confirmed that, because the footprint and shell of the buildings is already existing (and therefore a constraint), it is not possible to meet the 'Optional Requirements' of M4(2) and M4(3). With regard to complying with M4(1), they confirm that the standard can be achieved in regard to front door access, deep windows and bathrooms. However, this would not constitute full compliance with the standard.

Officers are of the view that, given the circumstances, with the development constituting a part retrospective conversion of the semi-completed commercial development, the levels of compliance with M4(1), and therefore policy LH10, is reasonable in this instance. The modest conflict with policy LH10 does not alter the planning balance and, overall, the application is still recommended for approval.

With regard to retail, there is no policy requirement for provision of any retail space on this site. The LPA cannot dictate that retail be provided, as

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