

SUPPLEMENTARY INFORMATION

Planning Committee - North

7 June 2023

Agenda Item Number	Page	Title
7.	(Pages 3 - 4)	Applications for Determination

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**West
Northamptonshire
Council**

**Addendum to Agenda Items
North Planning Committee
7th June 2023**

9. APPLICATIONS FOR DETERMINATION

ITEM 9A: WND/2022/0493 [OB]: Construction of single storey kitchen extension, two storey entrance and single storey extensions. Conversion of outbuilding to habitable space. Two front dormers on the principal elevation.
The Roserie, 26 Westhorpe, Sibbertoft

Condition 3 reworded:

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording and archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) fieldwork in accordance with the agreed written scheme of investigation;
- (ii) post-fieldwork assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);
- (iii) completion of post-excavation analysis where required, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded for the purposes of Historic Building Recording and the results made available, in accordance with NPPF Paragraph 205.

ITEM 9B: WND/2022/0930 [EB]: Demolition of stable building and construction of single dwelling including access. **Land adj Royal Oak PH, Church Street, Naseby**

ITEM 9C: WNN/2023/0297 [AH]: Change of Use from a residential dwelling (Use Class C3) to Children's home for up to 4 children aged 8-18 years (Use Class C2). Alterations to existing building to include enlargement of car parking area and improvement of turning circle / visibility splays, ground floor side and rear single storey extensions (side extension built over demolished conservatory), conversion of garage to office / utility / bathroom, first floor change from hipped roof to gable end roof to one end of the property to add new bedroom and stairs / landing / WC arrangement. **56 Greenhills Road, Northampton**

Two additional representations received, making the following points in summary:

- It appears the decision to approve has already been made
- Sales of property falling through due to concerns over the application
- Over-development
- Increased noise
- Loss of privacy
- Loss of light
- Will seek compensation if approved

Officer response:

The decision will in fact be taken by the Committee.

The impact on property values is not a material planning consideration.

There is no right to compensation for a planning approval.

The other points made are covered in the Committee report.

ITEM 9D: WNN/2023/0317 [ANW]: Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 persons & rear ground floor extension.
12 Cedar Road, Northampton

Typo error:

Paragraph 7.6 should refer to 34 Collingwood Road not 33.

ITEM 9E: WNN/2023/0328 [SB]: Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation for 5 occupants (Use Class C4).
46 Brookland Road, Northampton

Additional representation

An additional representation has been received raising the following points in objection to the proposal:

Overconcentration of HMOs in the area and proximity to existing HMOs along the terrace.

Increased noise and anti-social behaviour

Precedent for future planning application submissions

Use of the outbuilding and additional residential occupancy

Officer's response:

- The points made here have generally been covered within the main Officer report.
- In regard to setting a precedent, all planning applications are decided based on their own merits.
- The applicant has provided existing and proposed plans for the outbuilding and a condition has been suggested to be added to any grant of permission restricting the use of the outbuilding to storage incidental to the main property.

Point of clarification

In paragraph 2.3 of the Officer's report, reference is made to a side gate leading from the rear garden onto Brookland Crescent. This is inaccurate and it is confirmed that there is no access. Officers would like to clarify that the recommendation for approval was not dependent on an access being in situ or proposed.

ITEM 9F: WNN/2023/0422 [SB]: Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants.
107 Birchfield Road, Northampton