



Planning Committee Report

Application Number: WNN/2023/0297

Location: 56 Greenhills Road
Northampton
Northamptonshire
NN2 8EF

Development: Change of Use from a Dwellinghouse (Use Class C3) to Children's Home for up to 4 children aged 8-18 years (Use Class C2), including alterations to existing building to include enlargement of car parking area and improvement of turning circle / viability 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

Applicant: Regional Therapeutic Homes

Agent: Enzo Associates Limited

Case Officer: Andrew Holden

Ward: Kingsthorpe North Unitary Ward

Reason for Referral: Call in by Councillor Sam Rumens – Highway Safety/ Overdevelopment

Committee Date: 7th June 2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director – Planning and Development to approve any amendments to conditions as deemed necessary.

Proposal

Change of Use from a Dwellinghouse (Use Class C3) to Children's Home for up to 4 children aged 8-18 years (Use Class C2), including alterations to existing building to include enlargement of car parking area and improvement of turning circle / viability 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.

Consultations

The following consultees have raised **objections** to the application:

- Kingsthorpe Parish Council
- Cllr Sam Rumens

The following consultees have raised **no objections** to the application:

- Highways
- Police Crime Prevention Adviser
- Environmental Health

17 letters of objection have been received and 0 letters of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Impact on the character and appearance of the area
- Impact on the amenities of adjoining occupiers
- Amenities of future occupiers
- Highway safety / parking

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site comprises a detached dormer bungalow situated in an area comprising a mix of bungalows and two storey houses. The site is also adjacent to a large area of public open space, there is a church opposite.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposed development is for the extension of the bungalow to create four bedrooms overall, with one additional bedroom within an extended dormer in the roofspace and one created in a ground floor extension which would replace the conservatory. This would also house a reception room, whilst a further extension to the rear would allow for an enlarged kitchen. The garage would be converted to a utility room, office and bathroom.

2.2 Also proposed is the change of use of the dwelling to a children's home for up to four children aged 8 to 17 years, together with two full time staff as well as part time staff when required.

2.3 The parking area would be extended to provide space for three cars.

3 RELEVANT PLANNING HISTORY

3.1 The following planning history is considered relevant to the current proposal:

Application Ref.	Proposal	Decision
WNN/2022/1327	Change of Use from Residential Dwelling (Use Class C3) to Children's Home (Use Class C2) for up to 5 children aged 8-18 years, including 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	Withdrawn

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

4.2 Development Plan

- West Northamptonshire Joint Core Strategy (Local Plan Part 1)

Policy H1 Housing Density & Mix & Type of Dwellings
Policy H5 Managing the Existing Housing Stock
Policy S10 Sustainable Development Principles

- Northampton Local Plan Part 2 (2023)

Policy SD1 Presumption in favour of sustainable development
Policy Q1 Placemaking and Design
Policy Q2 Amenity and layout
Policy Q4 Health and wellbeing
Policy MO4 Parking standards

4.3 Material Considerations

- National Planning Policy Framework (NPPF)

- Northampton Parking Standards Supplementary Planning Document
- Northamptonshire Parking Standards

5 RESPONSE TO CONSULTATION

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee	Comment
Environmental Health	There are no specific Environmental Protection issues relating to this case, other than potentially noise and car parking provision. There would appear to be insufficient parking. Cycle storage should be secured by condition. Electric vehicle charging points should be secured by condition. Please could I also ask for confirmation of "shift change over time", or more specifically, would staff ordinarily expect to be arriving or leaving the site between 11pm and 7am. If not I do not have any further concerns regarding noise and nuisance. <i>It has subsequently been clarified that staff would not ordinarily arrive or leave during these times.</i>
Police Crime Prevention Adviser	No Objections
Kingsthorpe Parish Council	Recommend refusal on the grounds of overdevelopment, unsuitable location, unbalancing the make-up of the community. Lack of amenities, and facilities for children in that area
Highways	The proposed access changes would improve visibility to the south. Therefore, the LHA would have no objection to the proposed application.
Cllr Sam Rumens	I would like to request a call in to committee of the above application, on the basis of concerns around traffic safety around the nearby junction, and overdevelopment in terms of the density of the property on the site compared to the area.

6 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

6.1 There have been 17 objections raising the following comments:

- Totally the wrong area for this type of housing.
- Will create noise / disturbance in a quiet area with retired residents.
- Will lead to anti-social behaviour.
- There have been problems at another home run by the same company.
- Will affect children at nearby school.
- Parking is inadequate.
- Overdevelopment – should remain as a bungalow.
- Overlooking of neighbouring residents.
- Removal of hedgerow will affect the character of the area.

7 APPRAISAL

Principle of Development

- 7.1 The proposal is for a C2 Children's home. This falls within a different Use Class to a dwellinghouse, which falls under Class C3 and hence planning permission is required. However, this is considered to be a residential type of use which is appropriate to a residential area and therefore the main considerations are the impact of the proposed extensions and parking considerations.

Impact on the character and appearance of the area

- 7.2 The proposal includes alterations to the existing dormer, an additional dormer window, a hip to gable conversion and two single storey extensions.
- 7.3 Alterations to the windows of the existing dormer would be minor, having a limited visual impact. The proposed dormer window would be in a similar style to the existing dormer whilst the hip to gable conversion would balance the front and rear of the dwelling.
- 7.4 The single storey extensions would be flat roofed and of a simple design, but would not be particularly visible from outside the site due to the existing high fencing and as such it is not considered that the street scene would be unduly affected.
- 7.5 It is considered that overall the alterations would not appear out of character with the host dwelling as previously extended and therefore would not impact on the street scene or character of the area.
- 7.6 The proposal also includes the removal of a section of mature hedge, to facilitate parking. Whilst this would have some visual impact, the removal of the hedge would not in itself require permission and therefore the impact of this can be given limited weight.

Impact on the amenities of adjoining occupiers

- 7.7 The proposed dormer windows would be on the side elevation of the dwelling, but due to its orientation would not face towards the private areas of the neighbouring dwelling, instead facing towards the public open space. There would therefore be no overlooking of neighbouring properties from these additional windows. The location of the dormer and hip to gable conversion in respect of neighbouring properties also means there would be no impact from overshadowing or visual dominance.
- 7.8 The single storey extensions to the rear and side would each be 2.8m high and would be flat roofed. As such, no adverse impact on the neighbouring occupier would occur as a result of overshadowing or visual dominance.
- 7.9 In respect of the use, as mentioned above it is considered that the use as a children's home is appropriate to a residential area. The property would be occupied by up to four children, with two resident carers at any one time, other than during handover periods which would be brief. It has been clarified that the children would each have their own rooms, with one member of staff sleeping in the office, one remaining awake. There would also be visits from a manager, and other professionals. It is considered that this would be similar to what could occur if the property was in use as a family home and unlikely to have any greater effect on neighbouring residents in terms of coming and going and vehicular movements. It has been confirmed that staff

changeover times would not be at times which would cause undue disturbance i.e. outside the hours of 11pm to 7am.

- 7.10 In terms of the use itself, concerns have been raised by objectors that the children accommodated may be prone to anti-social behaviour. However, this is not a planning consideration and it cannot be assumed that children living in a children's home would be more or less likely to indulge in such behaviour than those living with their parents.
- 7.11 It should also be noted that whilst the application is made for a change of use to Class C2, which is defined as "Use for the provision of residential accommodation and care to people in need of care" what is proposed is very similar to a use falling under Class C3(b), which is defined as use "by not more than 6 residents living together as a single household (including a household where care is provided for residents)". This latter use could take place within this dwellinghouse, and most others, without the need for planning permission. The distinction lies in the fact that this would not be residents living together a household, however the impact or otherwise of the children themselves would be the same as in a C3(b) use and therefore such impact can be given little weight.

Amenities of future occupiers

- 7.12 The dwelling as extended would be of adequate size to meet the needs of future occupiers, however the detailed requirements for a care home are a matter for the Care Quality Commission rather than being a planning consideration.

Highway safety / parking

- 7.13 The adopted parking standard for a C2 use calls for one space per full time staff or equivalent, plus one visitor space per three beds, making a requirement for three spaces, which is provided on site.
- 7.14 It can further be noted that the Local Highway Authority have raised no objection to the proposal and in fact state that visibility for vehicles exiting the premises would be improved.
- 7.15 Whilst comments from Environmental Health state they consider that there is insufficient parking and that cycle parking should be provided, these matters fall outside their remit.
- 7.16 It is concluded, therefore, that no adverse impact on highway or pedestrian safety would result and that the proposal is acceptable in respect of parking provision.

8 FINANCIAL CONSIDERATIONS

- 8.1 CIL is not payable.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 The development would have no significant additional adverse impact on the character of the area, the amenities of adjoining occupiers or on highway safety and amenity.

10 RECOMMENDATION / CONDITIONS AND REASONS

10.1 Grant permission subject to conditions as set out below.

Time limit

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.

Approved plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 2212-10-B Proposed Ground Floor Plan, 2212-11 Proposed Section A-A, 2212-12 Proposed Elevations, 2212-13-A Proposed First Floor Plan, 2212-14 Proposed Site Plan, 2212-15 Proposed Block Plan

Restriction on Use

3. The premises shall be used as a children's home only and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification

Reason: In the interests of the amenity of the area and neighbouring residents, highway safety and to ensure that effective planning control is retained by the Local Planning Authority in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy and the guidance in the National Planning Policy Framework.

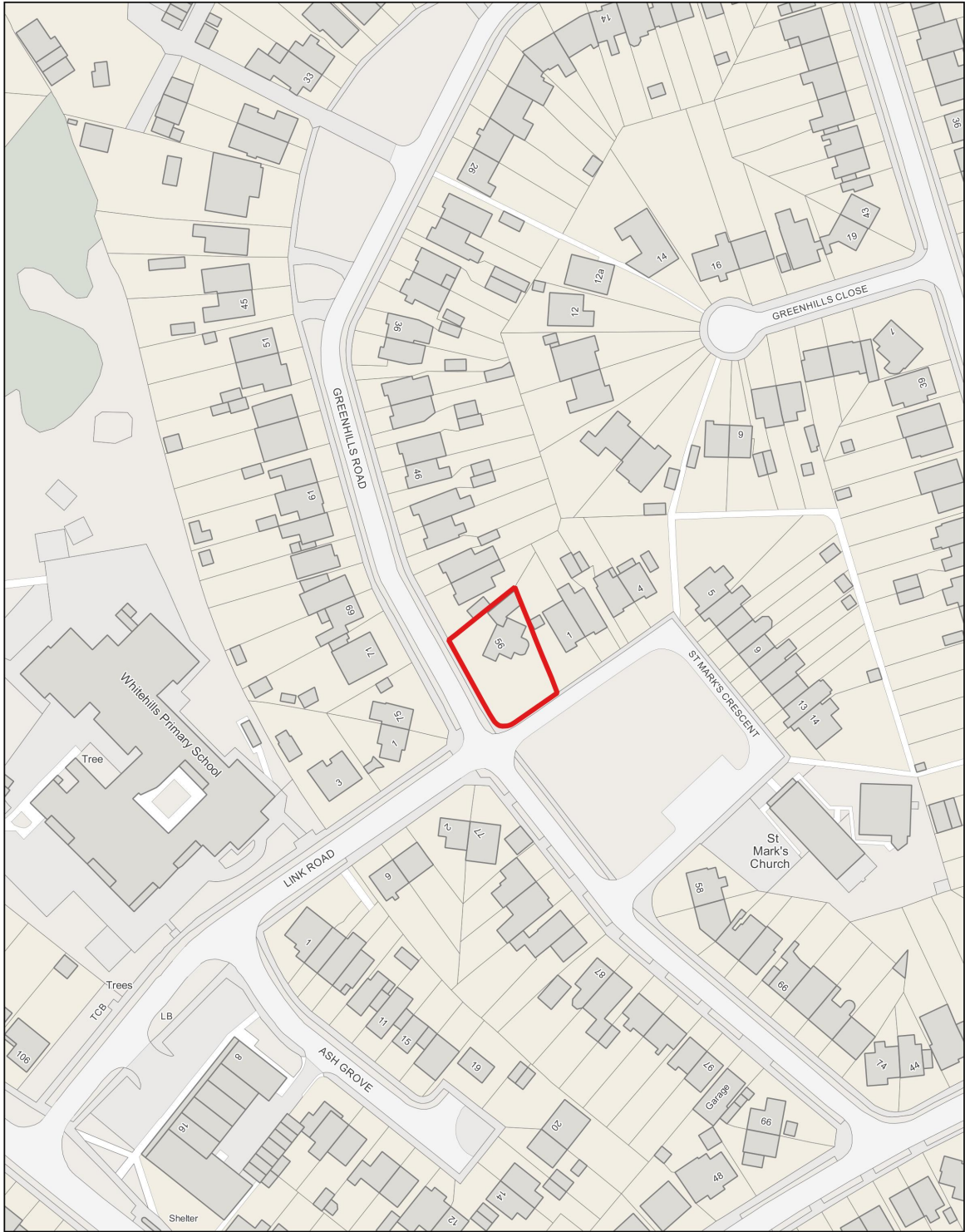
Limit on Occupancy

4. The children's home hereby permitted shall be occupied by a maximum of four children and two full time members of staff at any one time (other than during staff changeover).

Reason: In the interests of the amenity of the area and neighbouring residents, and highway safety in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy.

5. The office as shown on the approved plans shall be used only in connection with the children's home at 56 Greenhills Road hereby approved only and for no other purpose including general administration of the company responsible for the home.

Reason: In the interests of the amenity of the area and neighbouring residents, highway safety and to ensure that effective planning control is retained by the Local Planning Authority in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy and the guidance in the National Planning Policy Framework.



**West
Northamptonshire
Council**

Title: **56 Greenhills Rd, Northampton**

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Scale: 1:1,250 @A4

Drawn: M Johnson