

Planning Committee Report

Application Number: WNN/2023/0013

Location: 17 Towcester Road Northampton NN4 8LA

Development: Conversion of three bedroom Dwellinghouse (Use class C3) to form mix of Office (Use Class E) with one residential Flat (Use Class C3), to include single storey rear extension, roof alterations and demolition of existing shed to rear

Applicant: Renaissance Elite Suites

Agent: Tomplan

Case Officer: Jonathan Moore

Ward: Delapre and Rushmere Unitary Ward

Reason for Referral: Called in by Councillor Emma Roberts on grounds of no parking beat survey submitted, concerns on increase in comings and goings and flood risk.

Committee Date: 11 January 2024

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: THAT THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS

Proposal

Permission is sought for the conversion of three bedroom dwelling house (Use class C3) to form mix of office (Use Class E) with one residential flat (Use Class C3), to include single storey rear extension, roof alterations and demolition of existing shed to rear.

The proposed roof enlargement would create a hip to gable extension with rear box dormer in matching materials and single storey extension would have a flat roof also to be built in matching materials. The proposed rear extension would project 3.25m off the back wall of the property to create an extension to the office element.

Consultations

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

- Highways
- Environmental Health
- Environment Agency

The Delapre and Far Cotton Community Council raise objections for the reasons cited below.

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
- Amenity of future occupiers
- Neighbour effects
- Parking/ Highways
- Development and Flood Risk

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 consists of a two storey residential property located along the busy Towcester Road close to the junction with St Leonards Road, Northampton. The premises has a private rear amenity space and is in a medium risk flood zone as defined by the Environment Agency. It backs onto a residential street called Euston Road. The property is not listed and not in a conservation area.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Permission is sought for the conversion of three bedroom dwelling house (Use class C3) to form mix of Office (Use Class E) with one Residential Flat (Use Class C3), to include single storey rear extension, roof alterations and demolition of existing shed to rear
- 2.2 The proposed roof enlargement would create a hip to gable extension with rear box dormer in matching materials and single storey extension would have a flat roof also to be built in matching materials. The rear extension would project 3.25m off the back wall of the property to create an office extension.

3 RELEVANT PLANNING HISTORY

- 3.1 There is no planning history directly relevant to the proposal.

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.

4.3 Development Plan

West Northamptonshire Joint Core Strategy (Local Plan Part 1) – Policies

BN7 Planning and Flood Risk
BN9 Planning and Pollution Control
S10 Sustainable Development Principles
H1 Housing Mix, type and design
H5 Managing Housing Stock
E1 Employment

Northampton Local Plan Part 2 - March 2023 Policies

M02 Parking
H02 Housing
SD1 Sustainable Development Principles
Q1 Place making and design
Q2 Amenity and layout
Q5 Flood Risk

4.4 Material Considerations

National Planning Policy Framework (NPPF) 2023

- Paragraph 114 safe access for all
- Paragraph 135 design and amenity

Residential Extensions and Alterations Design Guide SPD
Northampton Parking Standards Supplementary Planning Document
Northamptonshire Parking Standards
SPG Planning out Crime

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 Name	Comment
Highways	No comments to make
Environmental Health	Recommend conditions for refuse, hours of use of office, party walls, CEMP and noise
Environment Agency	Withdraw original objection to application.
Councillor Emma Roberts	Called in to committee on grounds of no parking beat survey submitted, concerns on increase in comings and goings and flood

	risk.
Delapre and Far Cotton Community Council	Parking concerns, loss of family home, do not feel this development is needed

6 RESPONSE TO PUBLICITY

There have been third party representations received on the following grounds;

- Parking
- Increase in congestion
- Loss of family home
- Impact on community
- Flood Risk concerns
- Too many flats in area

7 APPRAISAL

Principle of Development

7.1 The site is located on a street with a mix of residential and commercial uses in close proximity. The proposed conversion for this reason would be in keeping with the character of the area subject to parking, residential amenity, design and flood risk. While office uses should ideally be located in town centres, in this case, the proposal is of minor scale and would therefore not affect the vitality of the central area. The proposed residential use would be compatible with nearby uses adjacent to the rear of the site and along the same street.

7.2 Impact on appearance and character of the host building and wider area

Any development must be designed to a high standard to accord with the aims of Paragraph 130 of the NPPF, Policy S10 of the JCS and Q1 of the Northampton Local Plan. The NPPF cites that Planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

7.3 In terms of the single storey extension, this would be sited at the back of the premises and is modest in proportion, being just 3.25m deep (only 25cm more than what could be installed as permitted development on a domestic property). The extension would have a flat roof. The design of the extension is acceptable and matching materials would be agreed by condition on any approval to ensure acceptable external appearance of built form.

7.4 Regarding the proposed roof extensions/alterations these could be installed under permitted development (as a dwelling house) under Part 1 Class B and C of the General Permitted Development Order 2015 as amended and therefore it would be

unreasonable to resist in design grounds given this context. It is worth noting that the dormer is set in from the roof ridge and from the side walls of the host building giving a degree of visual sub-ordination. Materials can also be agreed by condition to ensure acceptable external appearance as indicated on the submitted plans. The roof lights to the front are of minor proportions. This complies with Policy S10 of the JCS and Q1 of the Local Plan Part 2.

Residential amenity of future residents

- 7.5 The proposed residential layout is considered acceptable with the flat having outlook and light from all habitable rooms. The proposal would be approximately one square metre under the required National Space standard size, nonetheless the space standards are guidance only and the flat size, at 57 square metres, does not give rise to any amenity standard concerns. The proposed bins would be located in the rear yard and accessed via the front door. Overall the proposals are considered to accord with Policy H1 of the JCS.
- 7.6 Regarding Environmental Health comments, refuse and cycle storage details can be secured by condition, a CEMP is not considered necessary/reasonable for a development of such minor scale. Overall the development accords with Policies H1 and BN9 of the Joint Core Strategy.

Neighbour impacts

- 7.7 Given that a similar single storey extension to the rear and enlargements/ alterations to the roof could be erected under the applicant's domestic permitted development rights it would be unreasonable to object to the effect upon adjoining occupiers in terms of light, outlook and privacy given the applicant's fall-back position. In any case, due to the location/relationship with adjoining occupiers, the effect on neighbour amenity is considered acceptable in terms of separation distances and the relationship to existing residential windows on neighbouring properties.
- 7.8 The comings and goings of the proposed modestly sized office use are considered to be broadly comparable to the existing dwelling. Noise insulation would normally be controlled under Building Regulations and hours of use of the offices can be controlled by condition on the grant of planning permission (see recommended conditions below).

7.9 Parking and Highways

The site has no off road car parking associated with it, though there is on street parking provided on Euston Road to the rear. However owing to the sustainable location close to a Local Centre on St Leonards Road and near a number of bus stops it is not considered that the application could be refused on parking grounds with nearby shops and services apparent and in close proximity. In addition, cycle parking is shown in the rear yard and can be secured by condition to encourage sustainable means of travel in line with the NPPF and Policy M02 of the Local Plan Part 2. In addition, the proposal is for only one residential flat and compared to the lawful use the proposed office and flat would not be considered likely to generate a significant increase in vehicular movements.

7.10 Development and Flood Risk

The site lies in Flood Zone 2 which is medium risk. The Environment Agency comment that there is no objection to the amended layout and withdraw their original objection, the proposal therefore is considered to accord with Policy BN7 of the JCS.

7.11 **Other issues**

Given that the proposal retains a residential use, the argument that there would be loss of a family home holds limited weight in decision making.

8 FINANCIAL CONSIDERATIONS

8.1 CIL is not payable.

9 PLANNING BALANCE AND CONCLUSION

9.1 The site is sustainably located on a bus route and close to local shops and services on St Leonards Road. Although it is in a flood zone the proposal has not generated objections from the Environment Agency and in design, highway and amenity terms is considered acceptable and compliant with local and national policy in terms of the development plan and NPPF. The site is also considered to be accessible to a range of transport modes, would not result in significant traffic generation or noise pollution. The application is recommended for approval with the following conditions:

9.2 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 the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Plans

- 2) The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans are: 17/TR/PrFP2/AM/10/23, 17TR/PrFP1/AM/10/23, Location Plan, 17TR/prSP/AM/12/23,

Reason: To clarify the permission and for the avoidance of doubt.

Materials

- 3) The materials to be used for the external walls of the single storey rear extension hereby permitted shall match in terms of colour, type and texture those used on the existing building.

Reason: To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to comply Policy S10 of the West Northamptonshire Joint Core Strategy.

Materials

- 4) The materials to be used for the external walls/cheeks of the rear dormer and roof extensions hereby permitted shall match in terms of colour, type and texture those used on the existing building.

Reason: To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to comply Policy S10 of the West Northamptonshire Joint Core Strategy.

Cycle parking

- 5) Notwithstanding the submitted plans and prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason: In the interests of promoting sustainable transport modes in accordance with Government advice in the National Planning Policy Framework.

Refuse provision

- 6) Notwithstanding the submitted plans and prior to the first use or occupation of the development hereby permitted, covered refuse facilities shall be provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The covered facilities so provided shall thereafter be permanently retained and maintained for the storage of bins in connection with the development

Reason: In the interests of residential amenity to comply with Policy H1 of the West Northamptonshire Joint Core Strategy.

Hours of use

- 7) The office hereby approved shall not be open outside the hours of 9am and 5pm Mondays to Fridays and 10am and 3pm on Saturdays and no time on Sundays.

Reason: In the interests of residential amenity to comply with Policy BN9 of the West Northamptonshire Joint Core Strategy.
