

Planning Committee Report

Committee Date: 7th September 2021

Application Number: N/2021/0084

Location: 51 Hunter Street, Northampton

Development: Conversion of single dwelling into 2no residential units,
with internal alterations

Applicant: DPS Northantas

Agent: Anva

Case Officer: Kanchan Sharma

Ward: Castle Unitary Ward

Referred By: Councillor D Stone

Reason for Referral: Impact on amenity and parking, loss of family home

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

Proposal

Permission is sought for a conversion of a single dwelling into 2no residential units, with internal alterations.

Consultations

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

- Councillor D Stone
- Colwyn Road & Neighbours Resident Association.

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

- Conservation Officer
- The Town Centre Conservation Area Advisory Committee

6 objections 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 local character/ heritage assets
- Residential amenity
- Highway Safety

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 two storey, mid-terraced, 3 bedroom property. The property is located in a residential area with predominantly terraced properties in the immediate area and is in close proximity to Kettering Road, which has a parade of retail and commercial units and bus routes serving the wider area.

1.2 The application site is located within the designated Boot and Shoe Quarter Conservation Area.

2. CONSTRAINTS

2.1 Boot and Shoe Quarter Conservation Area.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 Permission is sought for the conversion of the existing 3- bedroom dwelling into 2 x 1 bed flats with internal alterations. No external changes are proposed.

4. RELEVANT PLANNING HISTORY

4.1 There is no planning history that is considered relevant to the current proposal.

5. RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

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

Development Plan

5.2. The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy

framework for the District to 2029, the adopted Local Plan (Part 1) and adopted Neighbourhood Plans.

5.3. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

5.4. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

5.5. The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S10 – Sustainable Development Principles
- H1 – Housing Density & Mix & Type of Dwellings
- BN5 – Heritage Assets

5.4 Northampton Local Plan 1997 (Saved Policies)

- E20 – New development
- E26 – Heritage Assets

Material Considerations

5.6. Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Nationally Described Space Standards (2015)
- National Design Guide (2019)
- Northampton Parking Standards (2019)
- Northamptonshire Parking Standards (2016)
- Planning out Crime in Northamptonshire SPG 2004
- Emerging Policy - Northampton Local Plan Part 2
 - The Northampton Local Plan Part 2 is an emerging planning document which provides detailed policies to the strategic ones contained within the West Northamptonshire Joint Core Strategy. Although the plan is an emerging document, due to the progression of the Local Plan and extent of consultation carried out thus far, the policies within it can be given some weight and indicate the direction in which local planning policy is travelling. Policy 4 refers to the Nationally Described Space Standards and adds that “new development should ensure...provision of at least the minimum internal space standards and storage areas as described nationally”.

6. RESPONSE TO CONSULTATION

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
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Councillor D Stone	Calls the application to Committee raising objections in respect of pressure on parking and lack of refuse storage.
Conservation Officer	No objection as the proposal will not harm the character or appearance of the conservation area
Colwyn Road & Neighbours Resident Association	Objects to the application on the grounds of overdevelopment. Overcrowding, volume of refuse and parking issues. Too many HIMOs and flats in the local area creating high density population and increase in transient population. Potential of 4 additional cars.
The Town Centre Conservation Area Advisory Committee	Regrets the loss of family home. Concerns were raised about parking and refuse storage.

7. RESPONSE TO PUBLICITY

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

7.2. 6 objections have been received and the comments are summarised as follows:

- Loss of family home.
- Parking issues in the area
- Over concentration and high density
- Infrastructure of the area cannot support the increased number of HIMO and flats.
- Refuse storage issues and fly tipping

8. APPRAISAL

Principle of development

8.1. The application seeks the conversion of the existing dwelling into two apartments.

8.2. In respect of the principle of the proposed development, the application site is in a residential area and, therefore, the provision of an additional residential unit would be in accordance with the existing land uses of the surrounding area and would contribute, albeit on a small scale, to the Council's 5-year housing supply.

8.3. In addition, Policy H1 of the Joint Core Strategy is relevant to this proposal, which seeks to ensure provision is made for a mixture of house types. The proposal will provide two flats and thus a further dwelling in an area which is predominantly family housing. Therefore, the proposal is considered to be consistent with the aims of Policy H1.

8.4. Overall, the principle of an additional residential unit is considered acceptable.

Impact on local character/ heritage assets

8.5. Policies S10 and H1 of the Joint Core Strategy and Saved Policy E20 of the Northampton Local Plan require high standards of design for new development which is reflected in the NPPF. Policy BN5 of the Joint Core Strategy seeks to protect heritage assets.

- 8.6. The property falls within the designated Boot and Shoe Quarter Conservation Area. The property would be altered internally to accommodate 2 apartments (1 no. 1 bedroom flat to the ground floor and 1 no. 1-bedroom flat over the first floor). No external alterations are proposed.
- 8.7. The Conservation Officer has not raised any objection and states that the proposal would have a neutral impact on the character of the Conservation Area and is considered acceptable.

Layout and Amenity

- 8.8. The NPPF at paragraph 126 advises that good design is a key aspect of sustainable development. Paragraph 130 advises on the need to ensure that new development provides a high standard of amenity for existing and future users. These aims are reiterated in Policy H1, criterion f) of the West Northamptonshire Joint Core Strategy which states that, amongst other considerations, housing development will be expected to have regard to the living conditions provided for future residents. In addition, emerging policy under Policy 4 of the Northampton Local Plan Part 2 requires new development to meet at least the minimum internal space standards under the Nationally Described Space Standards (2015) (NDSS), which are the government's guidance on internal space standards.
- 8.9. All habitable rooms in the proposed flats would be served by natural daylight and outlook from openable windows. Both flats would meet the internal floor space requirements of the NDSS. The ground floor flat (Flat 1) only would have access to the rear garden, although the site is close to recreational space at The Racecourse such that there would be outdoor amenity space available for the upper floor flat in close proximity to the site.
- 8.10. In respect of refuse and recycling storage, there is sufficient space within the rear garden for provision for the ground floor flat which has access to this area. No details have been submitted for refuse storage for the first floor flat, and in the absence of access to the rear garden, an internal refuse storage arrangement would be required. A condition is proposed for the provision of details of refuse and recycling storage for both flats to ensure appropriate provision is secured.
- 8.11. Overall, it is considered that the proposal would afford an acceptable standard of amenity for future occupiers of the proposed development.

Neighbouring amenity

- 8.12. The proposed internal alterations would not lead to any undue impact upon neighbouring occupiers.
- 8.13. It is noted that third party comments raise concerns about noise, however residential uses are by definition considered compatible with neighbouring residential uses.

Highways and parking

- 8.14. The Northamptonshire County Parking Standards set out parking requirements for dwellings, seeking one space per bedroom, but also advise that parking provision for flats should be assessed on the merits of each application.
- 8.15. The existing plans for the property show 3-bedrooms, which would require 2 parking spaces under the current standards. The proposed scheme would provide 2 bedrooms

in total which would also require 2 parking spaces under the standards. Therefore, it is considered reasonable to conclude that the proposal to convert the property to flats would not generate any increase in parking demand compared to the existing use.

- 8.16. In addition, it is noted that the Parking Standards seek on site cycle parking. No cycle storage is proposed as part of the application, although it is noted there would be sufficient space for bicycle storage within the rear garden for Flat 1 and this would be secured by condition. There would not be adequate space within Flat 2 to store bicycles inside and this would also most likely be impractical and would further detract from the amenity of occupiers of this flat.
- 8.17. Overall, when assessed against the parking requirements for the existing property and given the sustainable location of the site and subject to a condition to secure bicycle storage for the ground floor flat, it is considered that objections could not be sustained to the proposal on parking and highway safety grounds.

9. FINANCIAL CONSIDERATIONS

- 9.1. The development is not CIL liable.

10. PLANNING BALANCE AND CONCLUSION

- 10.1. The provision of two flats would contribute to the Council's housing supply. As such, and in light of the above, it is considered that the proposal is acceptable and no objections are raised with regards to the guidance in the National Planning Policy Framework, Policies H1, S1, S10 and BN5 of the West Northamptonshire Joint Core Strategy and Saved Policies E20 and E26 of the Northampton Local Plan.

11. RECOMMENDATION / CONDITIONS AND REASONS

- 11.1. The proposed development is recommended for approval subject to the conditions listed below:

- 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: 002.21/01, 002.21/02, 002.21/03, 002.21/04, Location Plan.

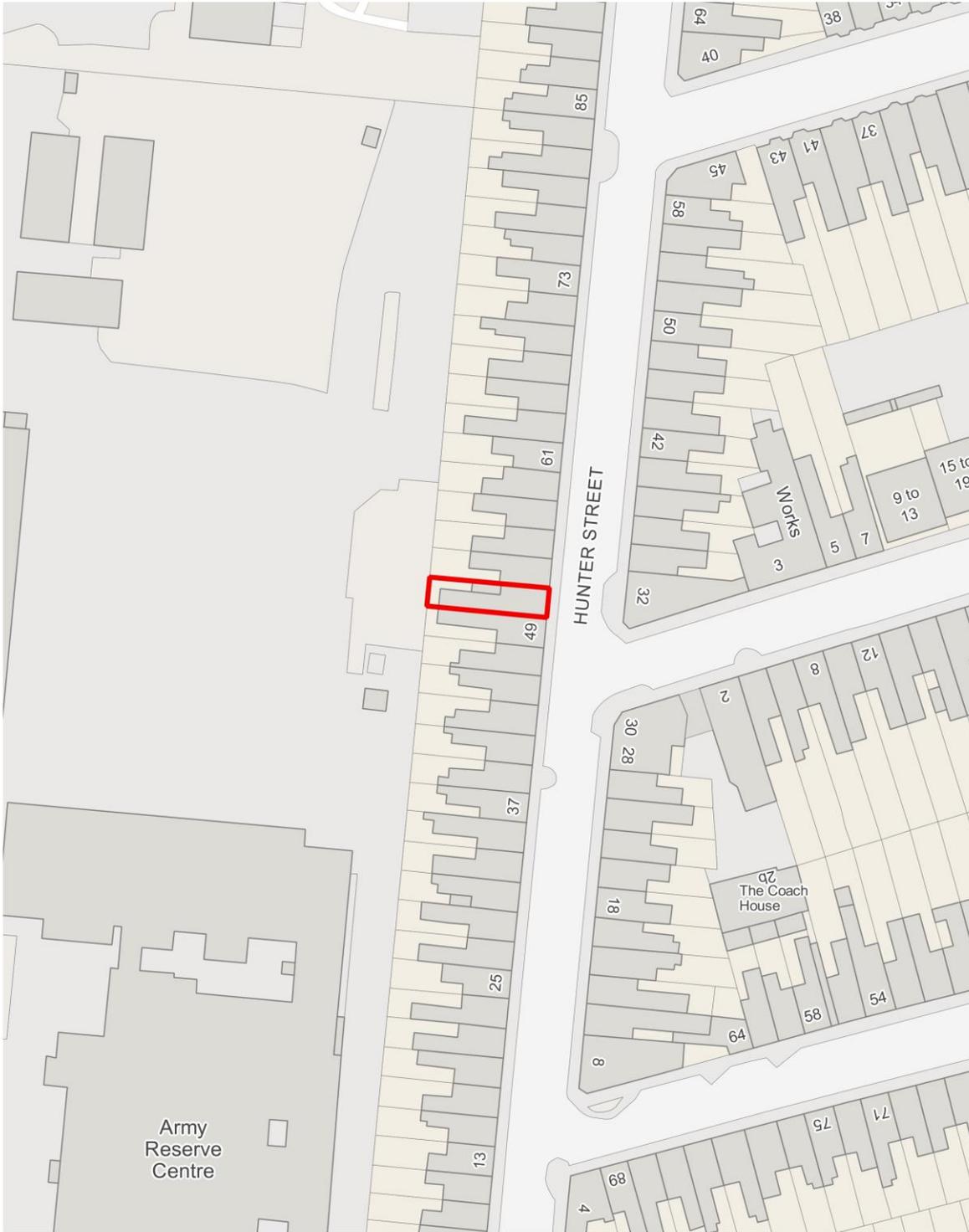
Reason: For the avoidance of doubt and to accord with the terms of the planning application.

- 3) Prior to the occupation of the ground floor flat (Flat 1) hereby permitted, full details of facilities for secure cycle storage to serve this dwelling shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of Flat 1 and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

- 4) Prior to the occupation of the development, full details of facilities for the storage of refuse and recycling to serve both flats shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being first brought into use and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.



**West
Northamptonshire
Council**

Title: **51 Hunter Street**

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Scale: 1:750

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