

Planning Committee Report

Committee Date: 6th September 2022

Application Number: WNN/2022/0173

Location: 64 - 72 Roe Road, Northampton

Development: Conversion of existing Factory Building (Use Class B2) to 19no Self-Contained Flats for Supported Living (Use Class C2) and associated works including external alterations, formation of new vehicular access, creation of undercroft parking, stopping up existing access, creation of amenity space and partial demolition

Applicant: Syed by Syed Ltd

Agent: Hammond Town Planning Ltd

Case Officer: Christopher Wentworth

Ward: Abington and Phippsville Unitary Ward

Referred By: Councillor D Stone and B Purser

Reason for Referral: Inappropriate development, Overdevelopment, Lack of support staff, Lack of recreational space

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director for Place and Economy to approve any amendments to those conditions as deemed necessary.

Proposal

The development proposal seeks planning consent for the change of use of an existing industrial building to provide 19 no. self-contained flats for Supported Living (Use Class C2). The proposal also includes the provision of external alterations to the existing building, the formation of new vehicular access, the creation of undercroft parking provision, the stopping up of an existing access, the partial demolition of a section of building and the creation of external amenity space at 64-72 Roe Road, Northampton.

Consultations

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

- Cllr Stone.
- Cllr Pursar.

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

- Environment Agency
- Environmental Health
- Ecology
- Highways
- Police
- Archaeology
- Conservation
- Anglian Water
- Arboricultural Officer
- Highways England
- Construction Futures
- Development Management

The following consultees are **in support** of the application:

- Town Council.

20 letters of objection have been received and 22 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
- Highway Safety
- Design and Layout
- Residential Amenity
- Loss of employment land

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 is located within the built-up area of Northampton in the Abington Ward. The site currently comprises a four storey Victorian factory building. To the Roe Road frontage, the building has three visible storeys, and four storeys to the rear elevation. The building is sited on the back edge of the pavement in Roe Road. At

ground floor to the front elevation there is a vehicular sized opening together with personnel doors and to the side elevations are large arched openings.

- 1.2 The building has remained in commercial use being last used by a printing business. The application site area is 618sq.m and the gross internal area of the existing building is 1493 sq.m. The footprint of the building fills the entire plot. Vehicular access to the site is via a vehicular passageway off Roe Road.
- 1.3 Existing residential property, in the form of two storey scale Victorian terraces, adjoin each side of the building. To the rear, the site adjoins an existing two storey factory building now converted to residential use. A further former factory building lies opposite the site also now converted to residential. The surrounding area is generally characterised by predominantly two storey terraced housing arranged in a close grain, relatively high density ordered street pattern.
- 1.4 The application site is within walking distance of a broad range of services and facilities including food stores and access to the public transport network and is located approximately 1.7km from Northampton town centre.

2 CONSTRAINTS

- 2.1 None relevant.

3 DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The development proposal seeks planning consent for the change of use of an existing industrial building to provide 19 no. self-contained flats for Supported Living (Use Class C2). The proposal also includes the provision of external alterations to the existing building, the formation of new vehicular access, the creation of undercroft parking provision, the stopping up of an existing access, the partial demolition of a section of building and the creation of external amenity space at 64-72 Roe Road, Northampton.
- 3.2 The proposed use comprises of 19 no. flats that would provide supported living accommodation within a C2 use class. The accommodation would be occupied solely by young adults between 16 and 18 years of age. All of the residents will have previously been in the local authority care system. At age 16, the young adults are unable to remain in foster care and accommodation needs to be found and provided for them. The proposed site would seek to provide that independent accommodation. A responsible adult employed by AssistCare Ltd would be on site 24hrs a day. During the day, there would be two managers on site. The role of the managers is to provide care and support to the young adult residents, assisting with day-to-day living including nutrition and cleanliness. The overall objective, achieved through a partnership approach, including with social workers, is to provide good quality safe and supported accommodation for young adults that have passed through local authority care system, to prepare them for independent adult life beyond the age of 18.
- 3.3 The proposed accommodation comprises of 3 no. 1 bed units at ground floor level, 8 no. 1 bed units at first floor level and 7 no. 1 bed units (3 of which are duplex units into the roof space) and 1 no. 2 bed unit which is also a duplex unit into the roof space. This results in a total number of 19 no. units. The internal accommodation also

proposes a ground floor office, a storage room and an uncover space that leads to an external communal courtyard to the buildings side (northern) elevation.

- 3.4 Externally, the proposal also seeks to replace all existing windows to improve security and energy performance of the building and also seeks to provide 3 no. new windows at second floor level to the building's southern elevation (although it is noted that windows were previously located in the positions proposed but had been removed and bricked up), the removal of 4 no. windows and replacement with 4 no. in different positions to the building northern elevation at first and second floor level and the enlargement of 2 no. windows to the buildings rear (eastern) elevation.
- 3.5 Pedestrian and vehicular access into the residential accommodation would be made from a revised access point from Roe Road and would provide vehicle parking within the undercroft parking area comprising of 7 no. spaces and an area for cycle storage and refuse storage clear of the public highway.

4 RELEVANT PLANNING HISTORY

- 4.1 There is no planning history directly relevant to the 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

West Northamptonshire Joint Core Strategy (Local Plan Part 1)

- 5.2 The West Northamptonshire Joint Core Strategy (JCS) provides an up-to-date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

- Policy BN5 – Historic Environment
- Policy BN9 – Pollution Control
- Policy H1 – Housing
- Policy H2 – Affordable Housing
- Policy S10 – Sustainable Development Principles

Northampton Local Plan (1997)– Saved Policies

- 5.3 Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

- Policy E20 – New Development

Material Considerations

- 5.4 Below is a list of the relevant Material Planning Considerations.

- **National Policies**

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Section 2 – Achieving Sustainable Development
 Section 8 - Promoting healthy and safe communities
 Section 9 - Promoting sustainable transport
 Section 11 - Making effective use of land
 Section 12 - Achieving well designed places

- **Northampton Local Plan Part 2 (2011-2029) (Emerging)**

Following the decision at the Full Council on 18 January 2021, the former Northampton Borough Council submitted the Northampton Local Plan Part 2 (2011 – 2029) and supporting documents to the Secretary of State for Housing, Communities and Local Government (now Secretary of State for Levelling Up, Housing and Communities) on 4 February 2021 for examination. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

In line with Paragraph 48 of the National Planning Policy Framework, the policies contained with the emerging Northampton Local Plan Part 2 are therefore a material consideration in the determination of planning applications. The weight afforded to the policies relevant to this application are set out below:

- Policy 1 - Presumption in favour of sustainable development – Significant Weight.
- Policy 2 – Placemaking and Design – Moderate Weight.
- Policy 4 – Amenity and Layout – Moderate Weight.
- Policy 8 – Supporting Northampton Town Centre's role – Significant Weight.
- Policy 14 – Type and mix of housing – Moderate Weight.
- Policy 21 – Residential development on upper floors – Significant Weight.
- Policy 31 – Protection and enhancement of designated and non-designated heritage assets – Significant Weight.

Supplementary Planning Documents

- Northampton Parking Standards Supplementary Planning Document
- Planning Obligations Strategy Supplementary Planning Document
- Northamptonshire Parking Standards

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	Position	Comment
Town Council	Support	Welcomed by town council. Believed to be a benefit by increasing capacity for

		people I need to supported accommodation in Northampton.
Ecology	No objection, subject to condition.	To secure bird check prior to works commencing.
Highways	No objection, subject to condition.	To secure site layout by condition.
Police	No objection, subject to comments.	The proposal should include crime prevention measures.
Environmental Health	No objection, subject to conditions.	Construction/demolition hours. Air quality mitigation. Construction Environmental Management Plan Land contamination
Conservation	Comment	Replacement windows should be more sympathetic to the building.
Environment Agency	No comment to make.	
Archaeology	No objection, subject to condition.	Written scheme of investigation.
Anglian Water	No objection, subject to condition.	Foul water condition. Surface water management condition.
Arboricultural Officer	No objection.	
Highways England	No comment to make.	
Construction Futures	Comment received.	Social training contribution – £1,330
Development Management	No objection, subject to comment.	Libraries contribution – £3,344
Cllr Stone	Objection.	The proposal would result in appropriate development. The government and other agencies have advised that unregulated supported housing for young people is inappropriate. Looked after people should be given more support and placed in family settings. The size and nature of the proposal would result in an unbalanced community and lack of community cohesion. Large generation of waste would adversely impact existing public highway. Lack of communal space would lead to congregating on street.
Cllr Purser	Objection.	Whilst I support accommodation project for care leavers, I am very concerned about some of the design elements of this proposal given that this accommodation will be for young people

		<p>between the ages of 16 and 21. All of these young people will have particular needs and especially for support and advice and will need leisure and recreational facilities. The flats themselves look well designed. However, I am concerned about the following:</p> <ol style="list-style-type: none"> 1. The lack of space for Support Staff to meet with and support residents. 2. The lack of social space within the accommodation for young people to meet each other without inviting each other into their own rooms. 3. The lack of a gym/recreational area. 4. Space to store bicycles for up to 19 people. <p>Additionally, I am concerned about space to store refuse as it is important not to add to the waste collection problems on Roe Road.</p>
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7 RESPONSE TO PUBLICITY

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

7.1 There have been 20 no. objections received raising the following comments:

- Concerns that proposed parking would not be made available.
- Will staff and visitors park?
- Proposal will attract anti-social behaviour.
- Window detailing is inappropriate.
- A missed opportunity to improve area.
- The proposed use would operate 24/7 whilst the current commercial activities do not.
- The proposal would result in loss of privacy from existing and proposed windows to the side and front elevations.
- Insufficient levels of parking onsite.
- Insufficient refuse store for level of accommodation.
- Internal layout should not provide studios which could be used as bedrooms.
- Lack of social/amenity space.
- No details of ecological or environmental standards have been put forward.
- Concerns are raised over the management company.
- The area already suffers from existing parking issues.
- Adverse impacts to nearby residents during construction.
- The internal living accommodation proposed is not sufficient to aid health and wellbeing to residents.
- The proposal would change the character of the road.
- Residents should be home by 10.30pm.
- Residents should not have cars.
- The proposal would result in more litter.

- The increase in residents will result in an increase in noise.
- The provision of the carpark access will adversely impact upon the visual appearance of the building.
- The proposal represents overdevelopment.
- No provision for disabled access.
- The cumulative impact of this development (and others in the area) would adversely impact on the local area.

7.2 There have been 22 no. letter of support received raising the following comments:

- Provide opportunities for future residents.
- Flats for young people is a great idea.
- We need to look after them and not push them away.
- We need places like this to help people who need supported living.
- Rather have occupied building rather than empty.
- Good to have investment in Abington.
- Converting a building rather than demolishing is supported.
- There is a need for residential accommodation in the area.
- Better use of the building for flats.
- Excellent location close to parks and shops.
- The applicant has been in touch and answered all my questions.
- Large industrial should be moved to more appropriate areas.

8 APPRAISAL

Principle of Development

- 8.1 The proposed development would create an additional 19 no. units of residential accommodation within a sustainable location. The authority is currently unable to demonstrate a five-year housing land supply, and therefore the tilted balance assessment is engaged. The development proposal would make a contribution to addressing this continuing need, which is considered to be of benefit a view shared by the Town Council.
- 8.2 National planning policy seeks to significantly boost the supply of homes and highlights the significant contribution that windfall sites can make to addressing housing need noting in particular the statement that Council's should: Support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes. The proposal is a windfall site, making a contribution to housing need and therefore the proposal is entirely consistent with paragraph 69 of the NPPF.
- 8.3 The Council has adopted the Specialist Housing Supplementary Planning Document and the purpose of the SPD is primarily to identify the need for specialist housing for vulnerable people. The SPD confirms a need for 76 no. specialist housing units per annum. The SPD also acknowledges that specialist housing can come forward through development on windfall sites with suitable access to services and facilities. In this case, the proposal would provide 19 no. units of specialist residential accommodation specifically for younger adults who are transitioning from the foster care system to fully independent living and would fall under a C2 use class. Furthermore, policy H1 of the Core Strategy seeks to ensure that new development provides an appropriate mix of dwelling types and it is considered that the proposal would fulfil the objectives of this policy.

- 8.4 It is note that concerns have been raised regarding the need for such accommodation and that government and other agencies have advised that unregulated supported housing for young people is inappropriate and that looked after people should be given more support and placed in family settings. They go on to state that the size and nature of the proposal would result in an unbalanced community resulting in a lack of community cohesion. Whilst the concerns are noted the government has stated that they are committed to *“making sure we have a care system which offers a range of care and support options that not only reflect the varying and diverse needs of our children, but also flexes as children get older and their needs change. We continue to need dedicated foster carers and excellent children’s homes, but now, more than ever it is clear that we must also have high quality semi-independent homes, which offer the right level of support to help older children prepare for their first steps into adulthood, when they are ready for it”*. The proposal has been put forward on this basis.
- 8.5 Saved policy H6 of the Local Plan supports new residential development in the primarily residential areas of the town providing that it is at an appropriate scale and density. The application site is located within a primarily residential area and given the re-use of an existing building at a density that reflects the close grain high density urban pattern of the area, the proposal is also consistent with recent conversion schemes and it is considered that the proposal meets the objectives of saved policy H6.
- 8.6 Policy E1 of the Joint Core Strategy looks to retain existing employment sites so as to help support a vibrant and successful local economy. It also goes on to state that changes of use to other non-employment uses, such as the current residential proposal, should be resisted unless the site is no longer economically viable for employment purposes, there is a clear conflict with adjoining units, or it release would offer significant benefits to the local area. In this case, the application site is currently in use for industrial purposes as a printing business with associated storage use. The applicant has indicated that the printing business continues to operate from another more suitable site within the town maintaining and increasing its employment base there.
- 8.7 The application also includes submitted evidence from the current occupier, Futureprint – which outlines that they consider that the existing building due to its traditional design, relationship to existing residential properties and access and parking challenges, is not a continued suitable location for the expansion of the printing business, hence the relocation to another site on an industrial estate within the town. The evidence also goes on to state that there have been occasional complaints in respect of vibrations generated by the industrial activities undertaken on site which has been reaffirmed by Cllr James Hill. Given that the site is an isolated industrial unit within a predominantly residential area, it is considered that there is a clear conflict with adjoining residential units and that its release would offer significant benefits to the local area in terms of the removal of adverse amenity issues, a view shared by local residents.

Design and Appearance

- 8.8 The proposal seeks to make limited external changes to the building. The main changes relate to the front elevation that faces onto Roe Road. The existing commercial access doors would be removed and an open fronted access to the ground floor level parking area would be provided with an open gated boundary. In addition, a new front door to the building would be provided for residents use and all windows (to all elevations) would be replaced with uPVC windows that the applicant

has indicated would seek mirror the existing slim framed metal units. Whilst the building is not listed or located within a conservation area it is considered that the building itself, a former footwear factory, is of local significance and contributes positively to the streetscene and on this basis it is appropriate to consider the building as a non-designated heritage asset. Whilst no objection has been raised, the conservation officer does state that they consider that the replacement windows should be more sympathetic to the building given that the proposed window replacement would alter the appearance of the building. Whilst uPVC windows are not considered to be unacceptable, it is considered appropriate to attach a condition to secure full details of external windows and doors prior to their installation so as to ensure an appropriate standard of development.

Highway Matters

- 8.9 Owing to the sustainable location of the development, it is considered that the proposal would not result in any harm to the traffic system and no objections have been received from the Highway Authority in this regard other than to secure the submitted site layout by planning condition. It is noted that concerns have been raised within objections received that the proposal would give rise to increased levels of parking provision in the surrounding streets where high parking levels already exist. However, the proposal as submitted seeks to provide 7 no. spaces on site for staff and visitors along with cycle storage for staff and residents. It is anticipated given the C2 use class of the proposal and the specialist nature of the accommodation as proposed that residents would not drive (indeed some residents would not be of a sufficient age to acquire a driver's licence). Furthermore, the applicant has indicated that it would be a requirement of any lease/tenancy agreement that residents do not own a car and finally, it is considered that the proposed use would generate less vehicle movements and parking demand associated with an open B2 use class consent for industrial purposes. On this basis, it is considered that the proposal is acceptable addition in this regard.

Residential Amenity

- 8.10 The application site is located within the Abington Park area of Northampton to the east of Northampton Town Centre. The area is predominantly residential in nature with a variety of housing types found within Roe Road itself, albeit the prevailing form of residential development are two storey terraced dwellings. The proposed change of use would make use of an existing industrial building that is of a larger scale than the terraced dwellings that it is attached too on both sides but is of a similar age to the surrounding housing stock from the late 19th century.
- 8.11 The proposal would result in the partial demolition of the northern elevation of the building (the side elevation facing onto the rear garden of no. 74 Roe Road. This would provide a further 3.5m (approx.) setback from the building's side elevation to the garden boundary. This would result in the provision of an external courtyard area for future resident of the building and is considered to be an improvement upon the existing situation whereby the side elevation wall is pushed back 3.5m further away from the residential side boundary with a 2m high brick wall maintained along the boundary.
- 8.12 To the northern elevation the existing windows would be replaced and repositioned at first and second floor levels with the removal of a window at ground floor level to provide the courtyard area. The rationalisation of the windows at the upper levels would result in 1 no. additional window at first floor level. However, all windows would be smaller than the windows currently in situ and it is considered that the glazed area

proposed would be of a similar level to the existing situation. Furthermore, when assessed with the increased set back from the site boundary with no. 74 it is considered on balance that the proposed window placement would not give rise to a significant increase in overlooking or loss of privacy.

- 8.13 To the front (western) elevation, whilst the windows would be replaced with new units, no new openings are proposed at the first and second floor levels. Concerns have been raised by local residents that the use of these windows for residential purpose would result in an increase in overlooking and loss of privacy. However, these would be exiting openings facing onto the public realm. Furthermore, the nearest windows to the front elevation are on the opposite side of Roe Road at a distance of approx. 12m. On this basis it is not considered that the proposal would give rise to such issues in this case.
- 8.14 To the rear (eastern) elevation the number of windows would remain unchanged other than two no. windows (1 no. at first and 1 no. at second floor levels) being reduced in size to serve a bedroom and stairwell. It is not considered that the proposal would give rise to increased levels of overlooking through the provision of existing window openings.
- 8.15 To the southern elevation, facing towards no. 62 Roe Road, the main portion of the building's side elevation is set back from the existing boundary by approx. 2.8m. whilst the two 'bookends' of the southern elevation form the sites boundary with no. 62 Roe Road. This would remain unchanged as a result of the proposal. At present there are existing windows at ground, first and second floor levels. However, at second floor level three large windows that were previously in situ have previously been removed (bricked up). The proposal seeks to reinstate these window openings to provide light and outlook to the second-floor residential accommodation (comprising of (kitchen/living room accommodation). The proposal also seeks to provide 3 no. additional smaller windows (1 no. per level) that would serve a bedroom at ground floor level and communal circulation space at the upper levels.
- 8.16 Concerns have been raised by local residents that the proposal would give rise to increased levels of overlooking resulting in a loss of privacy, with particular reference to residents who live alongside the site (i.e. no's 62 and 74 (and beyond)). The proposal as submitted does include a number of new windows at second floor level on the southern elevation. However, these were windows that were previously located on the building. The majority of windows to the building are already in place and therefore in this regard the proposal would not result in increased levels of overlooking or loss of privacy. It is noted that at second floor level to the southern elevation that increased levels of overlooking would be made from the living rooms of the two upper floor units to that elevation. However, given the height of these windows (minimum of 8m from ground level) and the existence of existing windows at lower levels of the building, the additional windows would give rise to longer distance views of the surrounding area and it is not considered that these windows would result in significant levels of overlooking when viewed in conjunction with exiting window treatments.
- 8.17 It is also noted that concerns have been raised regarding noise, general disturbance and overlooking as a result of the buildings change of use, regardless of the provision of existing and proposed window treatments. At present the site benefits from an existing B2 use class which covers the site for general industrial purposes, which currently is used as a printing operation. The authorised use allows the building to be used for a wide variety of industrial purposes which could be far more intensive than what is currently undertaken on site given that the building is a satellite site for the

current business's operations. In addition, the building is not subject to hours of use so whilst it operates during office hours presently, any change of use proposal is assessed on the full extent of current use ability (i.e. worst case scenario). On this basis it is considered that the proposed residential use would not give rise to levels of overlooking or noise and disturbance over and above the existing authorised use on site and it is the authorities view that the proposed residential use within a residential area is more appropriate.

- 8.18 Environmental Health have been consulted on the proposal and have raised no objection to the proposed change of use other than to request the imposition of planning conditions to secure a construction management plan which would also secure appropriate hours for demolition and construction works, details on land contamination and remediation given that some demolition works and ground works are proposed to an existing industrial site and for provision of air quality mitigation measures. Such an approach (other than the air quality mitigation condition) is considered appropriate and will ensure that noise levels and odour from adjacent commercial uses do not adversely impact upon future occupants of the residential accommodation. The request for an air quality mitigation condition is not recommended in this case as such measures, including cycle storage and EV charging points are covered by other conditions.
- 8.19 The proposal would provide a main pedestrian entrance to the proposed residential accommodation from Roe Road along with a separate vehicular access gate that would provide access to the ground floor parking area. A further set of double doors would provide access through to the courtyard space. Access to all apartments can be made from each entrance although it is envisaged that security access provision would be made so that only residents can access the building, a comment raised by Northamptonshire Police. It is considered appropriate to secure such details, including CCTV and door entry systems by planning condition.
- 8.20 The proposed scheme also proposes ground floor level accommodation or both refuse storage and cycle storage. It is noted that such provision is to take place within the same area (next to the access gates) although it is not clear whether this is sufficiently sized to provide the requisite levels of refuse storage for the 19 no. units along with cycle storage for 23 no. cycles (to mirror the number of bedrooms). Given that there is also other space available within the ground floor layout it is considered appropriate to secure refuse and cycle storage details by planning condition. Such details would ensure that residents are able to access the site independently without reliance upon the private car whilst also ensuring that the proposal does not result in refuse/waste adversely impacting upon the immediate streetscene and local residents.
- 8.21 The proposed scheme is assessed in relation to the nationally described space standards which provides minimum space standards for overall residential unit sizes along with minimum bedrooms sizes. In this case all of the proposed residential units would meet or exceed the minimum space standards for either 1 bed/1 person units (37sq.m or more) or 2 bed/3 person units (61sq.m or more) which is welcomed. It is noted that a one of the units comprises of 2 no. bedrooms. Whilst this is unusual within a C2 use class development, the applicant has explained that residents may reside there as family units (i.e. siblings, those who have previously resided together, etc.) and therefore such accommodation has been put forward for such scenarios. The outlook to the residential units is considered to be acceptable with sufficient outlook achieved to all units.

- 8.22 The proposal would also provide a limited amount of external amenity space (approx. 50sq.m) in the form of a courtyard area. This would allow an area for residents to sit outside away from the public realm whilst also providing an undercover area in times of inclement weather. Concerns have been raised regarding the lack of such provision or the limited amount of provision made. In this case, the authority has no set minimum space requirements for such provision. However, it is considered that the provision made is of a usable size and accessible form each residential unit and is acceptable in this regard.

Other Matters

- 8.23 The proposal represents a change of use of an existing building and does not seek to provide any further built development outside of what is already found on site. The application has been assessed by Anglian Water who has raised no objection but has requested the imposition of conditions to secure drainage details for both foul and surface water drainage. Whilst foul water drainage is considered appropriate given the intensification of the use proposed, it is not considered necessary to impose the surface water condition given that no further built development is proposed over the existing situation.
- 8.24 The authorities Archaeologist has been consulted on the proposal and has raised no objection subject to the imposition of a planning condition to secure a written scheme of investigation given the proposed ground works and demolition works. Such a condition is considered necessary and reasonable in this case.
- 8.25 The authorities Ecologist has been consulted on the proposal and has raised no objection subject to the imposition of a planning condition to secure a pre-site check for nesting birds. Such a condition is considered necessary and reasonable in this case.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 The proposed development, subject to conditions, would provide specialist accommodation for young people to help contribute to the different housing needs across the Borough and the Council's five-year housing land supply. On balance, the proposal would not give rise to significant harm upon highway safety or neighbour amenity that would significantly and demonstrably outweigh the benefits. The development is therefore in general conformity with the requirements of the National Planning Policy Framework; Policies S1, S7, S10, S11, C2, H1, H5, BN1, BN2, BN7, and BN9 of the West Northamptonshire Joint Core Strategy; and Policies E20 and H29 of the Northampton Local Plan.

10 RECOMMENDATION / CONDITIONS AND REASONS

- 10.1 Approve, subject to conditions.

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.

Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans: SE/1399/6, SE/1399/5b, SE/1399/4c, SE/1399/3d

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

Use

3. The premises shall be used for supported living for young people (16–21-year-olds) 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 amenity and to ensure that effective planning control is retained by the Local Planning Authority.

Ecology

4. No works to or demolition of structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the works or demolition commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: In the interests of wildlife and nature conservation in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy.

Boundary Details

5. Prior to the first occupation of any of the dwellings hereby permitted the vehicular access from Roe Road shall be fitted with automatic electronic gates. The details of which shall first be submitted to and approved in writing by the Local Planning Authority. The details shall include the method of hanging the gates and the associated closing mechanisms. The approved scheme shall be retained thereafter.

Reason: In the interests of highway safety, the free flow of traffic and residential amenity in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

Materials

6. The external walls and roof of the extension/altered exterior walls shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

Bicycle Parking/Storage

7. Prior to the first occupation of the development hereby approved, the cycle storage details as outlined on drawing reference SE/1399/3d shall be implemented in full and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

Lighting

8. Full details of all external lighting shall be first submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: To secure a satisfactory standard of development in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Drainage

9. Prior to the construction above damp-proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate to the public network, shall be submitted to and approved in writing by the Local Planning Authority.

Reason To prevent environmental and amenity problems arising from flooding.

CEMP

10. Prior to the commencement of development (including demolition) a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction. The Statement required to discharge the Demolition and Construction Management Plan condition of this consent is expected to cover the following matters:

- the parking and turning of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- wheel washing facilities;
- measures to control the emission of dust and dirt during demolition and construction;
- a scheme for waste minimisation and recycling/disposing of waste resulting from the demolition and construction works, which must not include burning on site.
- design of construction access
- hours of demolition and construction work
- control of noise and/or vibration
- measures to control overspill of light from security lighting

Reason: In the interests of safeguarding highway safety, safeguarding residential amenity and reducing pollution.

EV Charging

11. Full details of electric vehicle charging points for the residential units hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development hereby approved. The approved charging points shall be provided on site in accordance with the approved details prior to first occupation of the development hereby approved.

Reason: To ensure the provision of adequate facilities in accordance with the Northampton Parking Standards Supplementary Planning Document.

Crime Prevention

12. Prior to first occupation, a crime security measures strategy for crime prevention for the residential units shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme for crime security shall be implemented in full accordance with the approved details prior to first occupation of the residential units hereby approved and retained thereafter.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

Footpaths

13. All existing vehicle crossovers shall be reinstated to footway and full details of which shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out prior to the development being first brought into use.

Reason: In the interests of highway safety in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy

Contamination

14. No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

15. Prior to the commencement of the development hereby permitted, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - ground waters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option (s).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

16. Prior to the commencement of the development hereby permitted, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings, and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

17. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

18. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment

must be undertaken in accordance with the requirements of Condition (Q2c above – to be substituted with the correct condition number), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition (Q3c above – to be substituted with the correct condition number), which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition (Q4c above – to be substituted with the correct condition number).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Archaeology

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

Reason: In the interests of archaeological research in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details



**West
Northamptonshire
Council**

Title: **64 - 72 Roe Road**

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