



PLANNING COMMITTEE: 7th May 2013
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2013/0211 **Change of use from dwelling (use class C3) into house of multiple occupation (use class C4) for 5no. occupants.
52 Bective Road, Northampton**

WARD: **Sunnyside**

APPLICANT: **Mr Barry Cayton**

REFERRED BY: **Head of Planning**
REASON: **Called in by Cllr Yates due to concern regarding over-concentrations of HMOs in this area**

DEPARTURE: **No**

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL for the following reason:

The proposal would not have an undue detrimental impact on the character of the locality or on the residential amenity of the area and would not give rise to highway safety problems. The proposal is therefore compliant with the guidance contained within the National Planning Policy Framework and with Policy H30 of the Northampton Local Plan.

1.2 As this recommendation was been formulated shortly before the expiry of the formal consultation period on 25 April 2013 it may be subject to change in light of any additional representations received. Any change or update will be reported to Committee via the Addendum report to be circulated at the Committee meeting.

2. THE PROPOSAL

2.1 Permission is sought for the change of use from a single dwelling to a

house in multiple occupation for up to 5no. people. Planning permission is required due to the property falling within an area affected by an Article 4 Direction. This direction came into force in March 2012; it removes permitted development rights for such changes of use. Were it not for the Article 4 Direction planning permission would not be required for this proposal.

3. SITE DESCRIPTION

- 3.1 The site constitutes a 2no. storey semi-detached dwelling house located within a primarily residential area of the town. The property is served by both a rear garden area and an external amenity area to the street frontage. There is unrestricted on-street car parking available along Bective Road.

4. PLANNING HISTORY

- 4.1 None relevant specifically to this property. The site and wider area are subject to an Article 4 Direction as explained in paragraph 2.1 above.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan for this area comprises the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

National Planning Policy Framework (NPPF).

5.3 Northampton Borough Local Plan

E20 – New Development

H30 – Multi-occupation within a dwelling

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **NBC Public Protection:** The development represents an intensification of the use of the premises and therefore noise conditions should be considered; i.e. a scheme to ensure that internal sound insulation complies with current Building Regulations and a scheme to ensure that noise and vibration from mechanical services is avoided.

- 6.2 **NBC Private Sector Housing:** No comments received.

- 6.3 **NCC Highways:** No comments received.

- 6.4 **Cllr John Yates:** The local residents' association are against this and

so am I; we have too many HMOs in the local area.

- 6.5 Letters of notification were sent out to nearby residential occupiers, no responses have been received to date. It should be noted that the formal consultation period expires on 25th April 2013 – Members shall be updated at the Committee meeting (via the Addendum) report of any forthcoming representations.

7. APPRAISAL

Policy background

- 7.1 The National Planning Policy Framework (NPPF) does not offer specific guidance to Local Planning Authorities (LPAs) in respect to dealing with applications for the change of use from a dwelling to a house in multiple occupation. It does however urge LPAs to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (paragraph 50).
- 7.2 Saved policies contained within the Northampton Local Plan continue to constitute part of the Development Plan; consequently the proposed use should be assessed against Policy H30 which states that permission for such a use should be granted as long as the property is of sufficient size. Policy H30 continues to stipulate that proposals should not result in an over-concentration of similar uses that would be detrimental to the amenities of neighbouring residents in the locality, and should not create a substantial demand for on-street parking in areas experiencing local difficulties in this respect. The specific requirements of Policy H30 shall be considered individually within the following sections of this appraisal.

Size of property

- 7.3 It is apparent from the submitted plans that the property will be used to provide 5no. separate bedrooms. 3no. en-suite shower/toilets would be provided (2no. to be shared between 2no. bedrooms each and the other to serve a single bedroom). In addition, a shared kitchen, lounge and toilet would be provided at ground floor level. The property also benefits from a rear garden in addition to an outdoor area to the frontage. It is considered that the property is of sufficient size to accommodate the proposed use. All of the proposed bedrooms appear to be appropriately proportioned (all measuring approximately 10-11 sq. m in area) whilst a communal living area would also be provided. The property is able to acceptably accommodate up to 5no. people.

Over-concentration of use / Neighbour amenity

- 7.4 From recent data collected, such as Council Tax records, it is evident that there is already a notable presence of HIMO properties along Bective Road – although such properties do not predominate the

residential stock along this road (in summary based on the OS maps of the street there are some 120no. properties located on Bective Road of which combined Planning, Private Sector Housing and Council Tax records indicate that there are some 11no. recorded HIMO's in the Road). It is therefore considered that the character of this street already reflects the proposed use and that the addition of a further HIMO would not adversely harm the existing character of the surrounding area.

- 7.5 The site is afforded amenity areas to both its front and rear, which could be readily used for the storage and placement of refuse and recyclables. The applicant has stated a commitment in their submitted Management Plan to supervise appropriate refuse management with receptacles being stored to the rear of the premises on non-collection days. Further, a monthly inspection of the property shall be undertaken by the landlord to ensure that its condition is properly maintained.
- 7.6 In terms of potential noise disturbance, the submitted Management Plan states that a contact number is to be provided to surrounding neighbours to call in the event of disturbance whilst tenants shall be briefed upon the importance of containing noise levels. The Council's Environmental Health Officer has requested details of internal noise insulation and any mechanical services to be installed – given the very limited scale / nature of proposed internal conversion works (i.e. creation of new en-suite areas) it is not considered that additional information is required from the applicant in this instance. They have confirmed in their Management Plan that any additional mechanical installations shall comply with current Building Regulation standards.
- 7.7 It is considered that the proposed maximum of 5no. occupants would not represent substantial intensification in comparison to how the property is currently used as a family home. It is therefore considered that potential disturbance would be unlikely to be significant.

Car Parking

- 7.8 Bective Road is afforded unrestricted on-street car parking opportunities. A visit to the site during daytime hours indicated that there is spare capacity and the area would not appear to be experiencing notable difficulty in terms of accommodating demand for on-street car parking. The site is also located in close proximity to Kingsthorpe Centre, which is well served by a range of retail and community facilities including bus services. The proposals are considered to be acceptable in this context notwithstanding the potential for some additional demand to be created by the proposed use.

8. CONCLUSION

- 8.1 The proposal would not have an undue detrimental impact on the character of the locality or on the residential amenity of the area and

would not give rise to highway safety problems. The proposal is therefore compliant with the guidance contained within the National Planning Policy Framework and with Policy H30 of the Northampton Local Plan.

9. CONDITIONS

(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: Location Plan (CH5717); Existing Ground Floor; Existing 1st Floor; Proposed Ground Floor; Proposed 1st Floor.

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

(3) The premises shall be used as a house in multiple occupation for a maximum of five residents only.

Reason: To ensure that a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants and nearby residents in accordance with Policy H30 of the Northampton Local Plan.

(4) The development hereby permitted shall be carried out in full accordance with the approved Management Plan.

Reason: In the interests of safeguarding residential amenity in accordance with Policy H30 of the Northampton Local Plan.

10. BACKGROUND PAPERS

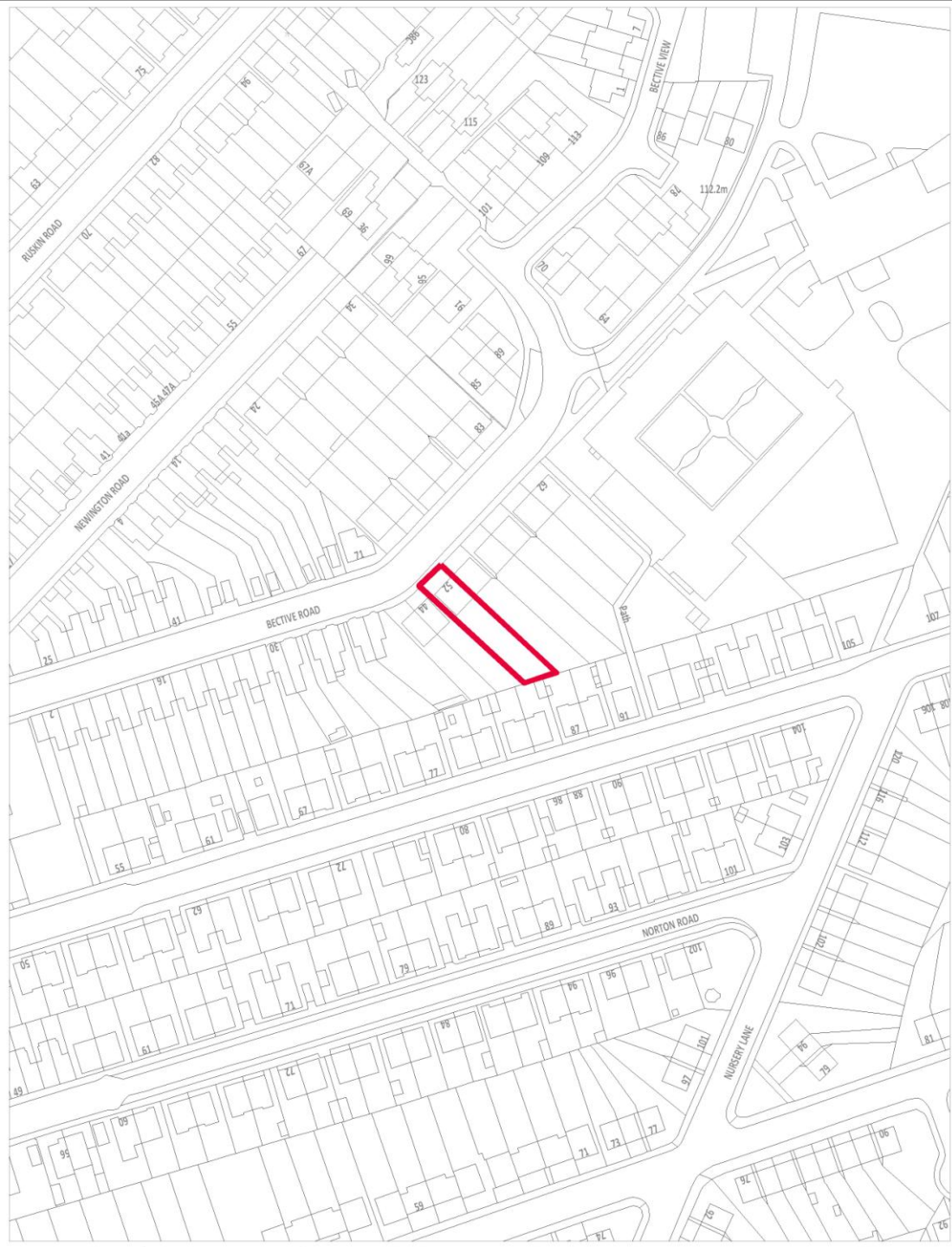
10.1 N/2013/0211

11. LEGAL IMPLICATIONS

11.1 None for the Council as Local Planning Authority.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: Planning
 Date: 18th April 2013
 Scale: 1:1250
 Dept: Planning
 Project: Committee

Title
52 Bective Road

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