



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 11 June 2013
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2013/0365: Change of use from single dwelling to house
in multiple occupation for four people at 6
Whitworth Road
WARD: Abington

APPLICANT: Mr Geoff Porton
AGENT: Miss Alison Cleaver
AJ Cleaver Consulting Ltd

REFERRED BY: Cllr Stone
REASON: Would result in an overdevelopment of the
building

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL subject to conditions and 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 Policies H6 and H30 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 The proposal is to change the use of the premises from a single dwelling house to a house in multiple occupation for four persons. 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 and 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 2 storey mid terraced dwelling house located within a primarily residential area. The property has a rear garden and faces directly onto the street with no front garden. There is unrestricted on-street car parking available along Whitworth Road. The site is situated in close proximity to the Wellingborough Road District Centre. Immediately to the south of the site is no. 4 Whitworth Road (a house). Beyond this is a car park and Sainsbury's supermarket which fronts onto Wellingborough Road. To the north of the site is 8 Whitworth Road (a house) and to the east are the rear of dwellinghouses in Adams Avenue.

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 comprises the saved policies of the Northampton Local Plan 1997.

5.2 National Policies:

National Planning Policy Framework (NPPF).

5.3 Northampton Borough Local Plan

E20 - New Development

H6 - Housing

H30 - Multi-occupation within a dwelling

5.4 Supplementary Planning Guidance

Planning out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **NBC Public Protection** – suggest noise conditions requesting 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 **Highway Authority** – No observations.

6.4 **15 Whitworth Road** – considers change of use to HMO is inappropriate for the size of dwelling. If let to 4 adults, each with a car, parking would be under pressure.

6.5 **Cllr Danielle Stone** – considers the proposal is overdevelopment.

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. This policy states that permission for such a use will be granted as long as the property is of sufficient size, would not result in an over-concentration of similar uses that would change the character of an area and be detrimental to the amenities of neighbouring residents and the locality, and 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 proposed to provide 4 separate bedrooms, one on the ground floor and three on the first floor and 2 shared bathrooms (again one on each floor). In addition, a shared kitchen and communal room would be provided at ground floor level. The property has a rear garden with an area for refuse storage. At the front, the property faces directly onto the pavement. Bedroom sizes vary from 8.8 square metres to 14.7 square metres. No objections have been received from the Council's Private Sector Housing team and it is considered that the property is of sufficient size to accommodate up to four people.

Over-concentration of use / Neighbour amenity

7.4 Recent data collected from Council records (Council Tax and Private Sector Housing) indicates that there are few (some 7) houses in multiple occupation within Whitworth Road (approximately 100 dwellings in total). It is therefore considered that the character of the area is still dominated by family occupied houses and the introduction of a further HIMO would not adversely affect the character in this

instance.

- 7.5 Other issues that may affect neighbouring amenity usually associated with HIMO's are accumulations of refuse on the street, and disturbance due to noise and the intensified use of the site. In order to control these issues officers have requested information from the applicant regarding the management of the property. The applicant has demonstrated his intention to manage these issues via a management plan. This matter can be controlled via condition.
- 7.6 The site has a garden to the rear which includes an area for bin storage on the submitted plan. 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 a gardener/general maintenance person to ensure that its condition is properly maintained. This will be increased to twice monthly during the summer months.
- 7.7 In terms of potential noise disturbance, the submitted Management Plan states that the property will be managed by a professional letting agency based on Wellingborough Road. A letter from the agency will be sent to neighbouring properties advising that the property will be rented and it will provide contact numbers for office hours and emergencies in the event of problems. Further measures to prevent noise problems will be a front door bell fitted with 2 sounders located in the downstairs hallway and on the landing so that visitors can be heard without the need for continual knocking at the door. Also door closers will be fitted to all internal doors to ensure that they do not slam. Although the Council's Environmental Health Officer has requested details of internal noise insulation and any mechanical services to be installed, as the proposed conversion works are limited to the creation of a new downstairs bathroom and kitchen it is not considered that additional information is required from the applicant in this instance.
- 7.8 It is considered that the proposed maximum of 4no.occupants would not represent substantial intensification in comparison to how the property could be used as a family home. It is therefore considered that potential disturbance would be unlikely to be significant.

Car Parking

- 7.9 Whitworth Road has unrestricted on-street car parking opportunities. The site is located in close proximity to Wellingborough Road, which is well served by a range of retail and community facilities and bus services. No objections have been received from the Highway Authority. Moreover, the proposed use is unlikely to result in a significant increase in demand for parking over and above the lawful use as a 3-bedroomed house. The proposals are therefore 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 It is considered that this application is in accordance with policy: the property is large enough for four people; there is no over-concentration of similar uses in the area which would result in a detrimental impact upon amenity and the character of the area; the site lies in a sustainable location and there is no objection from Highways regarding the impact on parking.

8.2 The proposed use is of a residential nature within a residential area and is compliant with the guidance contained within the National Planning Policy Framework and Policies H6 and H30 of the Northampton Local Plan and accordingly the application is recommended for approval.

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, floor plans 13/12006/001.

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 four 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 Management Plan received on 21st May, 2013.

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

10. BACKGROUND PAPERS

10.1 N/2013/0365.

11. LEGAL IMPLICATIONS

11.1 None.

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: 24th May 2013
 Scale: 1:1250
 Dept: Planning
 Project: Committee

Title
6 Whitworth Road

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