



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

**PLANNING COMMITTEE:** 30 July 2013  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Susan Bridge

**N/2013/0513**                      **Change of use from residential dwelling (use class C3) into house in multiple occupation for 3 occupants (use class C4) at 31 Leslie Road, Northampton**

**WARD:**                              **Semilong**

**APPLICANT:**                      **Mr Darren Newland**  
**AGENT:**                              **None**

**REFERRED BY:**                      **Councillor Les Marriott**  
**REASON:**                              **Over concentration of HIMOs in area**

**DEPARTURE:**                      **No**

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**APPLICATION FOR DETERMINATION**

**1. RECOMMENDATION**

**APPROVAL** subject to conditions and for the following reason:

- 1.1 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 Policies H6 and H30 of the Northampton Local Plan.

**2. THE PROPOSAL**

- 2.1 Full planning permission is sought for change of use of a dwelling house to 3 persons HIMO. Permission is required as the site falls within the Article 4 Direction Area which removes permitted development rights for changes of use to small HIMOs (between 3 and 6 persons).

### **3. SITE DESCRIPTION**

- 3.1 The application site is located in Semilong and consists of a 2 storey terraced dwelling along a residential street of similar properties. It has a modest private rear garden and parking is provided on street to the front.

### **4. PLANNING HISTORY**

- 4.1 No recent relevant history.

### **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**

H6 - Housing within Primarily Residential Areas  
H30 - Houses in Multiple Occupation

#### **5.4 Supplementary Planning Guidance**

Northamptonshire County Parking Standards SPG 2003  
Planning out Crime in Northamptonshire SPG 2004

### **6. CONSULTATIONS/ REPRESENTATIONS**

- 6.1 **Highway Authority (NCC)** No objections.
- 6.2 **Public Protection (NBC)** The following problems are associated with this type of development:-
- Noise between adjacent residential units
  - Noise and vibration from sanitary and mechanical services

If minded to grant the application, recommend that conditions are imposed relating to controlling the above.

- 6.3 Objection from the **Semilong Forum** (the Local Residents Association) on:-
- The Semilong area is already over-subscribed with shared rented accommodation with its associated social problems.
- 6.4 Objection from **County Councillor Sarah Uldall** on:-
- Concerns on potential over-crowding and refuse issues
  - Impact on neighbours amenity
  - Concerns on impact on fire service and regulations.
- 6.5 Referred to Committee by **Councillor Les Marriott** on grounds of over-concentration of such uses in the area.

## 7. **APPRAISAL**

### **Policy context**

- 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). Saved policies H30 contained within the Northampton Local Plan states that permission for such a use should be granted as long as the property is of sufficient size, 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**

- 7.2 The submitted plans clearly show that the property provides 3no. separate bedrooms, one on the ground floor and 2 on the first floor (total of 3 residents). In addition, a shared kitchen and lounge are provided at ground floor level. The property also benefits from a private rear garden of modest size. 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 whilst a communal living area would also be provided.

### **Over-concentration of use and impact on amenity of neighbours**

- 7.3 From recent Council records, it is evident that there are HIMO's on the same street. However these represent a very small proportion of the properties in the street (there are some 54 no. properties on Leslie

Road, of which combined Planning, Private Sector Housing and Council Tax records indicate that there are 3 recorded HIMO in the Street). It is therefore considered that a further HIMO would not adversely harm the existing character of the surrounding area. While the area as a whole contains a substantial number of flat and HIMO conversions undertaken over recent years it is considered that in the vicinity of the application site the number of uses are low in total.

- 7.4 The site is afforded a small private amenity area to the rear, which could be used for the storage of refuse and recyclables. In terms of potential noise and disturbance, it is not considered that the number of residents would cause unacceptable impact over and above the existing use as a dwellinghouse.
- 7.5 Concerns raised by Council Environmental Health Officers are noted. However, no substantive work is proposed within the property apart from the provision of an additional bedroom on the ground floor and no planning condition is necessary in this instance.
- 7.6 It is considered that the proposed 3no. occupants does not represent substantial intensification in comparison to how the property was used as a family home. It is therefore considered that potential disturbance would be unlikely to be significant. All habitable rooms are served by adequate outlook from existing windows providing occupiers with acceptable levels of residential amenity.
- 7.7 The applicant's Management Plan details that neighbours will be provided with contact details of the landlord in the event of emergencies or problem arising and the building would be suitably alarmed.

### **Parking**

- 7.8 The application site has no off-street parking like the majority of the houses in the street. On-street parking is available in Leslie Road and the surrounding streets. Visits to the site by officers 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 parking. This view is also supported by the Highway Authority who raise no objection to this proposal.

### **Other matters**

- 7.9 Concerns raised on fire regulations are matters outside the control of Planning as they relate to Building Regulations.

### **CONCLUSION**

- 7.10 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 Policies H6 and H30 of the Northampton Local Plan.

## **8. 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 premises shall be used as a house in multiple occupation for a maximum of three 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.

(3) The development hereby permitted shall be carried out in accordance with the following approved plans: proposed floor plans.

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

## **9. BACKGROUND PAPERS**

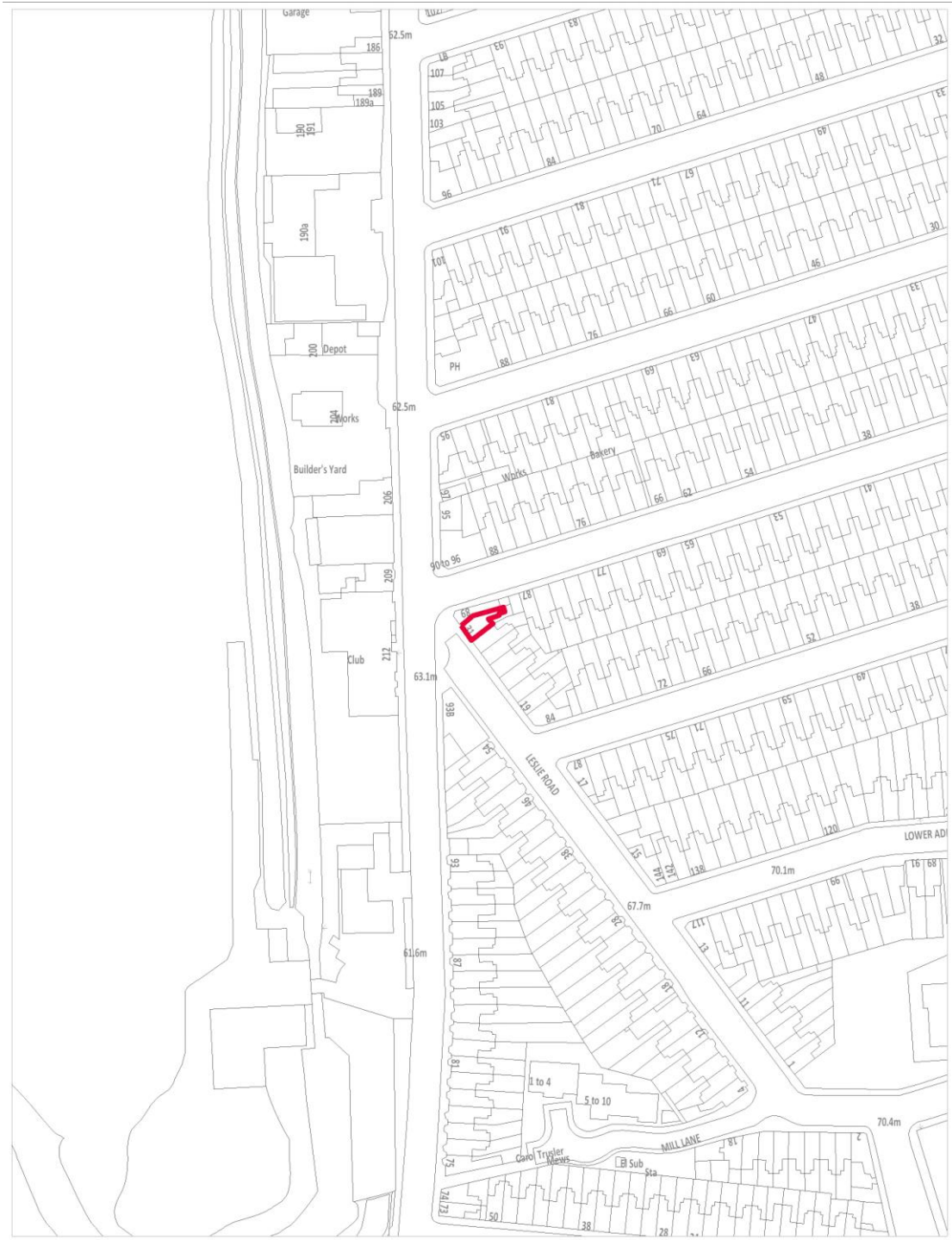
9.1 N/2013/0513

## **10. Legal Implications**

10.1 None

## **11. 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: 17th July 2013  
 Scale: 1:1250  
 Dept: Planning  
 Project: Committee

Title  
**31 Leslie Road**

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