

3. SITE DESCRIPTION

- 3.1 The site consists of a 2 storey terraced dwelling on St Andrews Road located on a street with similar properties. Parking is provided on street to the front and there is a long garden to the rear of the property.

4. PLANNING HISTORY

- 4.1 None recent.

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 of the saved policies of the Northampton Local Plan (1997).

5.2 National Policies

National Planning Policy Framework (NPPF).

5.3 Northampton Local Plan

Policy H6 - Residential development in Primarily Residential Areas
Policy 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

Representations received are summarised as follows:

- 6.1 **Semilong Community Forum** – objection; Semilong is already the most densely populated neighbourhood in Northampton and has the highest density of multi-occupation housing in the town and suffers from the strain of services and resources. There are properties in the area that are in multiple occupation without consent and not known to the Council. Previous applications have been refused with and without objections being raised by the Highway Department; there is a need for a more uniformed approach to planning applications for this area.
- 6.2 **Councillor Les Marriott** - has referred the application to Committee on grounds of inadequate and safe parking for existing residents and the proposal would exacerbate this problem; support the views expressed by Semilong Community Forum.

- 6.3 **NCC Highway** – no observation.
- 6.4 **NBC Public Protection** – no observation.

7. **APPRAISAL**

Policy context

- 7.1 The National Planning Policy Framework (NPPF) does not offer specific guidance to Local Planning Authorities (LPAs) in respect of applications for a 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 Policy H30 of the Local Plan states that permission for such a use should be granted as long as the property is of sufficient size, it would 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 The submitted plans clearly show that the property provides 3no. separate bedrooms, one on the ground floor and two on the first floor (total of 3 residents). In addition, a shared kitchen and lounge/dining room are provided at ground floor level. The property also benefits from a long rear garden. It is considered that the property is of sufficient size to accommodate the use. All of the proposed bedrooms appear to be appropriately proportioned whilst a communal living area is provided. The property is able to accommodate 3 people in a satisfactory manner.

Over-concentration of use and impact on amenity of neighbours

- 7.4 From recent data collected, it is evident that there are other HIMO's on the same street. However these represent a small proportion of the properties in the street (there are over 200 properties out of which combined with Planning, Private Sector Housing and Council Tax records indicate that 15 are in existing HIMO use). It is not considered that the proposal represents an over-concentration of such use and impact on the character of this area to an unacceptable degree.
- 7.5 The application premises with 3no. occupants do not represent substantial intensification as compared with previous use as a family home. Any potential disturbance and increased in activities are unlikely to be significant. It is considered that given the number of occupants and size of the property that it is not an over-development of

the site. All habitable rooms are currently served by adequate outlook from existing windows providing occupiers with acceptable residential amenity.

Parking

- 7.6 The application site has no off-street parking like the majority of the houses in the street. On-street parking is available in St Andrews 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 car parking. It is acknowledged that demand for on-street parking would be higher in the evenings. However, it is not considered that the level of parking required for three tenants would be that much more than a family house.

8. CONCLUSION

- 8.1 The proposal does 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, H30 of the Northampton Local Plan.

9. CONDITIONS

1. Within 2 months of the date of this permission decision, full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority provided within 1 month of the date of their approval and retained thereafter.

Reason: To ensure provision of adequate facilities and sustainable travel to accord with the National Planning Policy Framework.

2. Within 2 months of the date of this decision, details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority, provided within 1 month of the date of their approval and retained thereafter.

Reason: In the interests of amenity to accord with Policy H30 of the Northampton Local Plan.

3. The use hereby approved shall accommodate no more than 3 persons at any one time

Reason: In the interests of amenity to accord with Policy H30 of the Northampton Local Plan.

10. BACKGROUND PAPERS

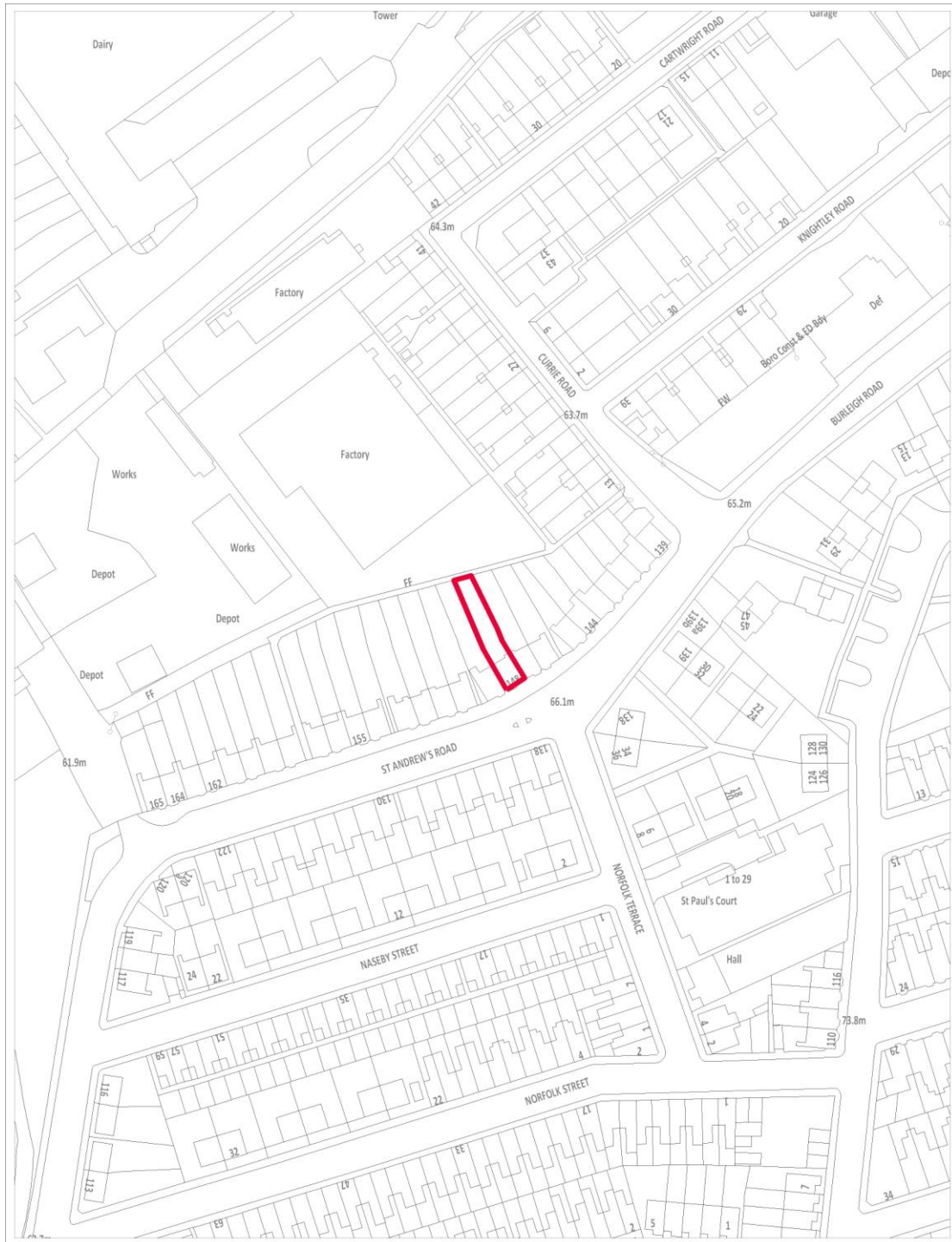
10.1 N/2013/0944

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: 14th October 2013
 Scale: 1:1250
 Dept: Planning
 Project: Committee

Title
148 St Andrews Road

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