



PLANNING COMMITTEE: 26th November 2013
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2013/0972: Change of use from dwelling (Use Class C3) into house in multiple occupation for 6no. residents (Use Class C4) at 9 Royal Terrace

WARD: Semilong

APPLICANT: Mr Stephen Pole
AGENT: None

REFERRED BY: Councillor Les Marriott
REASON: Preponderance of Houses of Multiple Occupancy in the area, cause damage to social fabric and community cohesion

DEPARTURE: NO

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

- 1.1 **APPROVAL** subject to conditions below and for the following reason:
- 1.2 The proposal would not have an undue detrimental impact on the character of the locality or on residential amenity of the area and would not give rise to highway safety problems. The proposal is therefore compliant with the National Planning Policy Framework and Policies E20 and E26 of the Northampton Local Plan.

2. THE PROPOSAL

- 2.1 Change of use of dwelling to House in Multiple Occupation for 6 residents.

3. SITE DESCRIPTION

- 3.1 Three storey 6 bedroom terraced dwellinghouse, within an area of similar properties, some of which are in use as hotels / guest houses

and houses in multiple occupation. The wider area consists of commercial uses to the rear and along St Georges Road, from which the rear access and parking area for this property is accessed.

4. PLANNING HISTORY

- 4.1 The use of the ground floor as a clinic was approved in 1988 but it this was never implemented. An application for a change of use from a house to a guest house was subsequently approved in 1991. In 2001 the use of the top floor as bed and breakfast rooms, with the remainder of the building to be used as a dwellinghouse, was approved. These rooms were to remain ancillary and therefore the lawful use is as a 6 bedroom dwellinghouse, which the applicant has confirmed is the current use.

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 and the Central Area Action Plan.

5.2 National Policies

National Planning Policy Framework (NPPF)

5.3 Northampton Local Plan

H30 – Multi Occupation within a Single

5.4 Central Area Action Plan

Policy 16 – Central Area Living

5.5 Supplementary Planning Guidance

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

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **Police Crime Prevention Design Adviser** – Suggests internal security measures for the safety of residents.
- 6.2 **Environmental Health** – do not have any objection in principle to the development, would recommend conditions for noise relevant to HMOs.

- 6.3 **Private Sector Housing** – Confirm the property as proposed would be suitable for up to six residents, and would require a mandatory HMO licence.
- 6.4 **Councillor Les Marriott** – As with substantial areas/streets in the Semilong area, Royal Terrace already has a preponderance of properties that fall in the category of Houses of Multiple Occupancy. It is long overdue for the authority's planning community to look to reverse the constant "dumping" of Houses of Multiple Occupancy in the Semilong area. For a good number of years now these types of properties have caused immense damage to the social fabric, and community cohesion of this inner city area.
- 6.5 **Semilong Community Forum** – Semilong is already the most densely populated neighbourhood in Northampton and as such is already over-developed. It also has the highest density of multi-occupation housing in the town and suffers from the subsequent strain on services and resources that these high occupancy levels present. There are properties in the area that are in multiple occupation without consent and are thus not known to the Council. Previous applications have been refused with and without objections being raised by the Highways Department, there is a need for a more uniform approach to planning applications in this area.

7. APPRAISAL

- 7.1 The main issues to consider are the acceptability of the use in principle, the impact on the character of the streetscene and the wider area, on the amenities of adjoining and nearby occupiers and in respect of parking and highway issues.

Principle of Development / Policy Issues

- 7.2 The site is within the boundary of the Central Area Action Plan, however this has no policies for the proposed use as a House in Multiple Occupation.
- 7.3 Policy H30 of the Local Plan therefore remains applicable, this sets out the criteria for the approval of the use of a residential unit by persons not living together as a family, stating that the property must be of sufficient size, that this would not result in an overconcentration of such uses, and that the use would not create a substantial demand for on street parking.
- 7.4 Policy H31 sets out those streets on which permission will not normally be granted for further changes of use to a House in Multiple Occupation, this does not include Royal Terrace.

Size of Property

- 7.5 The property has six bedrooms as well as three large ground floor rooms. Under the proposals one of the ground floor rooms would be converted to a bedroom but one of the second floor bedrooms would be converted to a bathroom. Therefore there would be no increase in the number of bedrooms and it is considered, therefore, that the property is of a sufficient size to accommodate the proposed use. The permission would be limited by condition to six occupants, which is less than the number of people who could potentially occupy the property as existing. Comments from Private Sector Housing confirm the property would be suitable for up to six residents.
- 7.6 Data collected shows that there are 3 other HMOs within Royal Terrace. It is not considered that the character of this street would be substantially affected by this additional use, which as discussed above would result in a lower occupancy than could potentially result from the existing use.

Parking

- 7.7 A parking area is available to the rear of the property. The applicant has stated that this provides 6 parking spaces, however, this could only be achieved by tandem parking. As the property fronts onto Barrack Road, any additional parking would not be displaced onto this road due to parking restrictions. Potentially parking may take place within the rear access road, leading to the rear parking area. It is not considered that this would have significant impact on neighbouring occupiers as the rear parking area is an existing one. The site is, in any event, close to local shops and amenities and served by bus stops, and is also within walking distance of the town centre. It therefore represents a sustainable location, where the future occupants may not have cars and could take advantage of public transport links and facilities locally and in the town centre.

Impact on adjoining occupiers

- 7.8 The neighbouring properties are a mixture of single dwellings, hotels and houses in multiple occupation. The proposed use would be for six residents only, and on this basis it is considered that the impact would be similar than what would result from the continued occupation of the property as a single dwelling, which could accommodate a large family.
- 7.9 Comments from Environmental Health refer to the potential for noise from the use and request conditions including details of power showers etc. The use of such equipment could equally take place if the property was to remain as a single house and it is not considered reasonable to apply conditions of this nature to the proposed use.

8. CONCLUSION

- 8.1 The proposed change of use would be acceptable and would not result in significant impact to highway safety or residential amenity and is in line with Development Plan Policy.

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 premises shall be used as a house in multiple occupation for a maximum of six 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. 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 prior to the commencement of development hereby permitted, provided prior to the development being first brought into use and retained thereafter.

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

4. 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 prior to the development being first brought into use and retained thereafter.

Reason: In the interests of amenity to accord with National Planning Policy Framework.

5. Full details of the laying out of the parking area shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby approved. The parking area shall thereafter be maintained as approved and the car parking spaces be made available for tenants and visitors at all times and there shall be no storage of goods, materials, refuse, pallets or skips thereon.

Reason: To ensure that adequate parking facilities are maintained in accordance with National Planning Policy Framework.

6. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Existing Floor Plans, Provisional Floor Plans.

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

10. BACKGROUND PAPERS

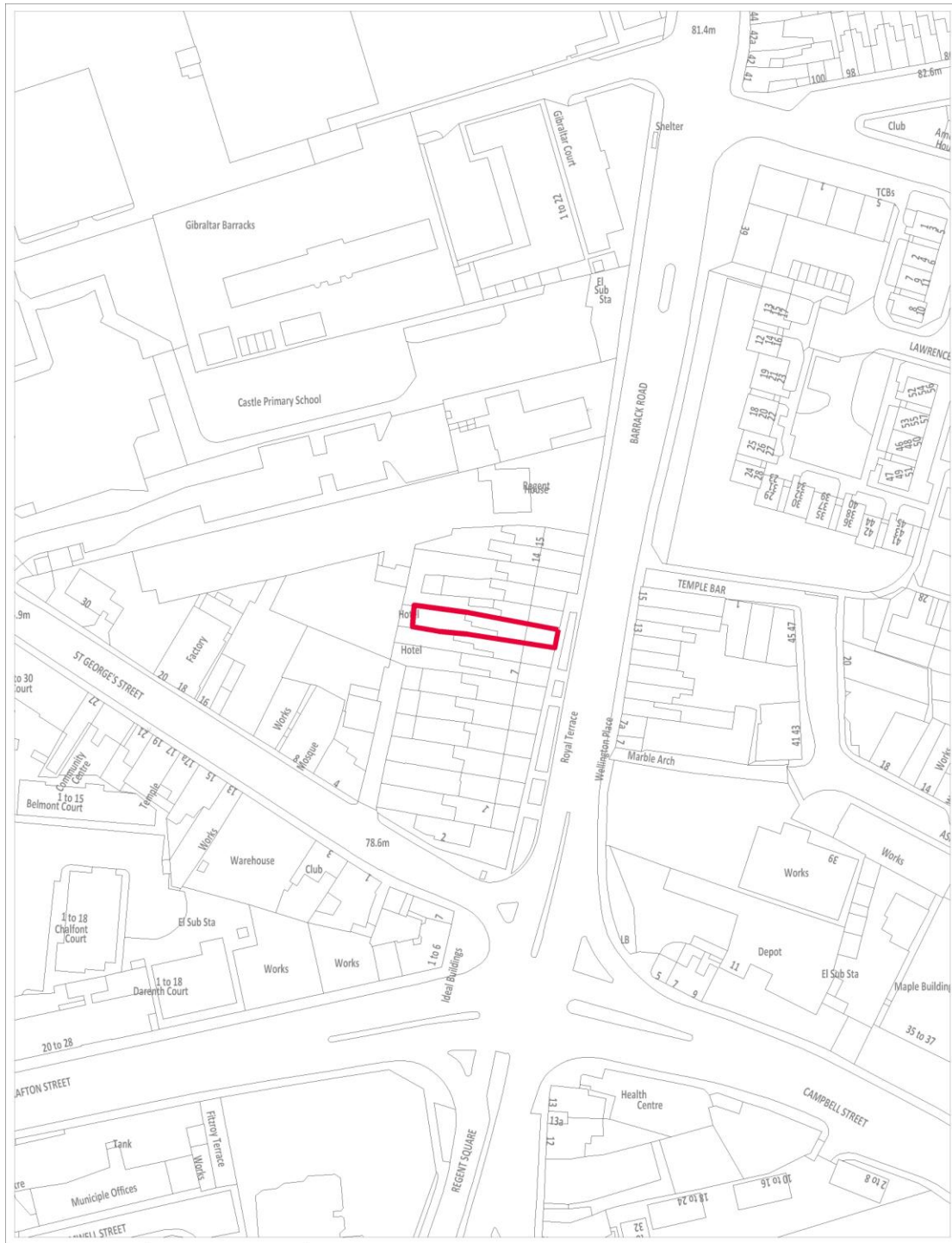
- 10.1 Application file N/2013/0972.

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: 12th November 2013
 Scale: 1:1250
 Dept: Planning
 Project: Committee

Title
9 Royal Terrace

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