



PLANNING COMMITTEE: 4th March 2014
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2013/1244: Change of use from dwelling (Use Class C3) to House of Multiple Occupation (Use Class C4) at 38 Cloutsham Street

WARD: Castle

APPLICANT: Mrs Fiona Patel

REFERRED BY: Councillor Danielle Stone
REASON: Overdevelopment and undue pressure on local services

DEPARTURE: NO

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The development would have no significant adverse impacts on residential amenity, road safety or the character of the Conservation Area and would therefore accord with Policies E20, E26, H6 and H30 of the Local Plan as well as advice contained in the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application seeks planning permission to change the use of a C3 dwelling house to a C4 House in Multiple Occupation (HIMO) for occupation by up to five people, the application as originally submitted was for six.

2.2 On the ground floor would be one bedroom as well as a kitchen, dining room and two shower rooms, on the first floor would be three bedrooms, while the second floor would have one en-suite bedroom.

3. SITE DESCRIPTION

- 3.1 38 Cloutsham Street is a two storey mid terrace dwelling with attic accommodation. Cloutsham Street is almost entirely lined by terraced properties with on street car parking. The site is within the Boot and Shoe Conservation Area and is within the area of the Article 4 Direction removing permitted development rights for changing to HIMO's.

4. PLANNING HISTORY

- 4.1 No 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 of the saved policies of the Northampton Local Plan.

5.2 National Policies

National Planning Policy Framework (NPPF).

5.3 Northampton Local Plan

E20 - New Development
E26 - Conservation Areas
H6 - Housing Development within Primarily Residential Areas
H30 - Multiple Occupation within a Single Dwelling

5.4 Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **NBC Public Protection** have no objections.
- 6.2 **NBC Private Sector Housing Solutions** commented on the original submission for six occupants. The current proposal addresses the issues raised.
- 6.3 **NBC Built and Natural Environment** have no objections.

- 6.4 **NCC Highways** commented on the original six person submission that two or three parking spaces would be needed and that the parking situation in Cloutsham Street is “very tight”.
- 6.5 **Councillor Danielle Stone** has called the application in on the “grounds of overdevelopment and undue pressure on local services”.

7. APPRAISAL

Principle of development

- 7.1 The site is located within a Primarily Residential Area as defined in the Northampton Local Plan, policies of which support the principle of residential development in such a location, including multiple occupation.

Impact on Amenity

- 7.2 It is considered that the proposed development would afford adequate levels of amenity to future residents. A communal dining room is proposed on the ground floor adjacent to the kitchen. Two communal shower rooms including a toilet and sink are proposed on the ground floor, with the bedroom on the second floor being en-suite. The scheme meets the requirements of the Private Sector Housing Solutions team.
- 7.3 It is also considered that there would be no adverse impact on the amenities of neighbouring residents. The level of activity associated with a HIMO would not be so greatly different to that of a C3 dwelling. Cloutsham Street is not one of those roads identified as having an overabundance of HIMO's.

Highways

- 7.4 The County Council have raised issues concerning the general car parking situation on Cloutsham Street and the need for two or three car parking spaces to serve a six person HIMO. Subsequently one bedroom has been removed. Given the location of the site in proximity to the town centre and public transport, and the level of vehicular activity which a C3 dwelling could generate it is not considered that any refusal on highway grounds could reasonably be sustained.

Conservation Area

- 7.5 No external alterations are proposed to the building and therefore the character of the Conservation Area is not considered to be affected.

8. CONCLUSION

- 8.1 The proposed change of use would be acceptable and would not result in significant impacts on residential amenity, road safety or the

Conservation Area and would accord with Policies E20, E26, H6 and H30 of the 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. 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 prior to the commencement of development, implemented prior to the occupation or bringing into use of the building and thereafter maintained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

3. The premises shall be used as a house in multiple occupation for a maximum of 5 residents only.

Reason: To ensure 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.

10. BACKGROUND PAPERS

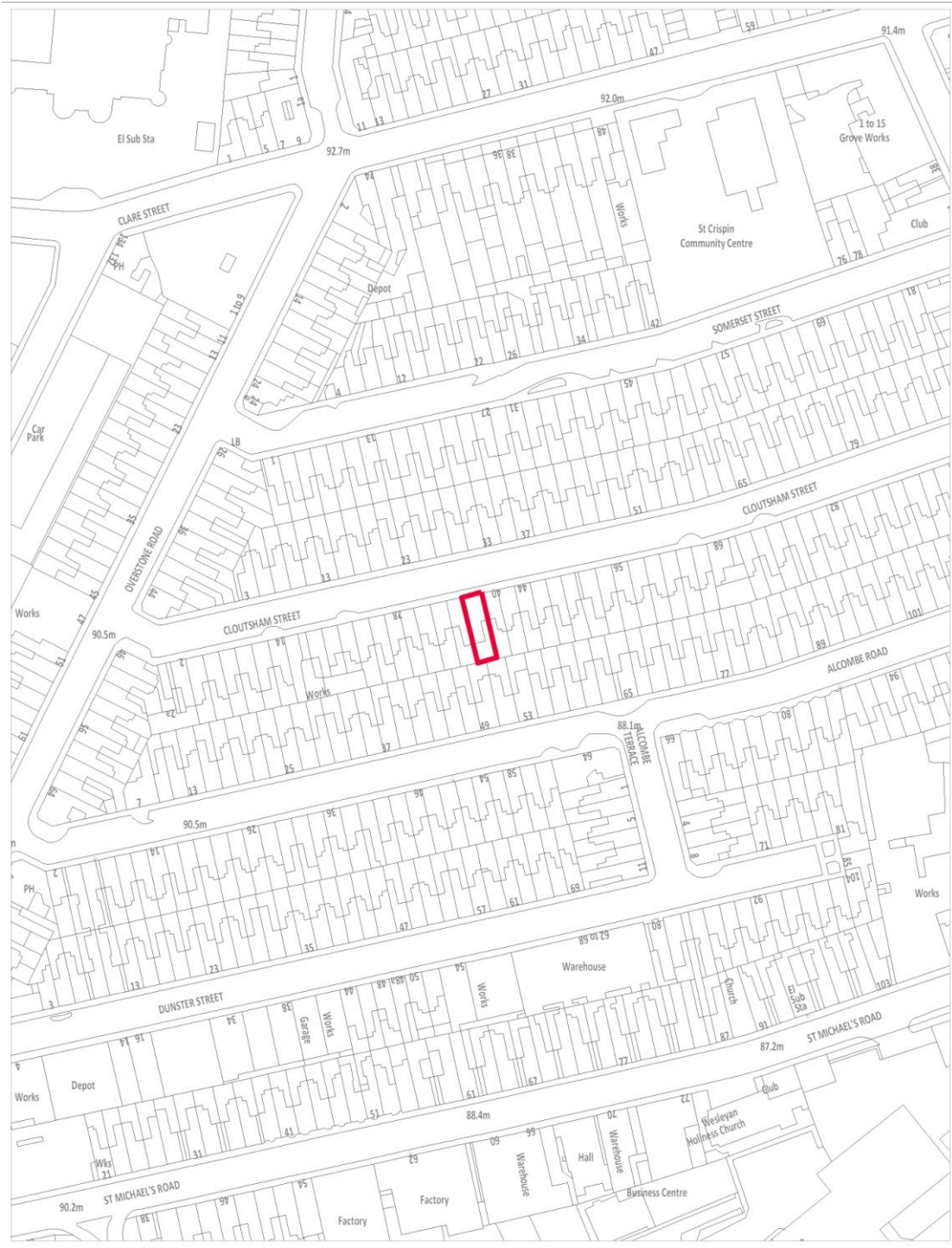
- 10.1 N/2013/1244.

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: 19th February 2014
 Scale: 1:1250
 Dept: Planning
 Project: Committee

Title
38 Cloutsham Street

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