



PLANNING COMMITTEE: 29th October 2014
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steve Boyes

N/2014/0956: Change of use of existing storage unit into three residential units and installation of front and rear windows, timber cladding, entrance doors and double glazed screens at Clyde House, Southfields Barn, Hamsterly Park

WARD: Talavera

APPLICANT: Clyde Mechanical Services
AGENT: Mr P Dooley, Architectural Solutions

REFERRED BY: Councillor Dennis Meredith
REASON: Impact on adjacent Community Centre

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed conversion is considered acceptable in principle in this residential area and would not have an undue detrimental impact on the appearance and character of the host building, wider area, neighbours amenity and highway safety or on the adjacent Community Centre and complies with Policies E20, E40 and H6 of the Northampton Local Plan, Policy H1 of the submitted West Northamptonshire Joint Core Strategy and aims of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Permission is sought for conversion of an existing two storey storage building into 3 residential units with new fenestration to front and rear elevations as well as timber cladding, entrance doors and double

glazed screens. The applicant has amended their original proposals to omit a proposed two storey rear extension given concerns from officers and reduced one of the units to 1 bed only. The number of window openings have also been reduced. Two of the proposed units would be 2 bed dwellings. Each unit would be 65 and 66 square metres in floor area with the smallest being 49 square metres.

3. SITE DESCRIPTION

- 3.1 The application site consists of an existing stone built storage unit and is located in a Primarily Residential Area in the Northampton Local Plan. It lies adjacent to the Southfields Community Centre and has a car park to the front capable of accommodating several vehicles. The site is not listed nor within a Conservation Area. It is nonetheless an attractive stone built building with grassed area to the rear within the applicant's ownership.

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 the saved policies of the Northampton Local Plan 1997.

5.2 National Policies

National Planning Policy Framework (NPPF)

A number of areas of the National Planning Policy Framework (NPPF) are pertinent to this application. In particular Paragraph 50 states that local authorities are required to deliver a wide choice of high quality homes. Paragraphs 56 and 57 encourage high quality design and Paragraph 32 safe and suitable access for all.

5.3 Northampton Local Plan

E20 – Design of New Development - Encourages good design in new development and satisfactory impact on amenity of neighbours in terms of light, privacy.

E40 - Crime and Vandalism - Seeks to address reduction of crime and vandalism in determination of planning applications

H6 - Housing Development within Primarily Residential Areas - Relates to residential development in Primarily Residential Areas in terms of parking, design and over-development.

Supplementary Planning Guidance

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

5.4 Other Material Considerations – Submitted West Northamptonshire Joint Core Strategy

Weight can be given to the West Northamptonshire Joint Core Strategy (JCS), this would be significant where a policy has received few representations and unresolved objections are not considered likely to have a significant bearing on the strategy of the Plan. The JCS provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF.

The Inspector's report on the examination into the JCS was published on 7th October 2014. The Inspector concluded that the main modifications made to the report (which were subject to public consultation and submitted in January 2014) satisfy the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meet the criteria for soundness in the NPPF.

H1 – Housing Density and Mix

States that new housing development will be expected to make efficient use of land and have regard to living conditions for future residents and impact on neighbours amenities.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

Public Protection - No objections, as the application site has previous use which may lead to site contamination, would recommend that a suitable site investigation condition be secured.

Local Highway Authority – no comment to make on the application.

Highways Agency - no objections.

Councillor D Meredith referred to committee due to concerns over the potential impact on adjacent community centre.

Letters of objection received from **Southfields Community Centre, 6 and 7 Oak Park Close and 92 Hamsterly Park:**

- Impact on adjacent community centre
- Increase in noise and dust that would disrupt children's play sessions
- Overlooking
- Effect on character and appearance of barn
- Concern over access to rear of site as side alley would be used by the Community Centre only
- Parking and increase in traffic
- Effect on pre-school using community centre
- Conflict between traffic using centre and properties proposed
- Would result in over-development of the site
- Concern over potential construction traffic
- There are no mains services available to proposed properties
- Access to site would involve cutting down of trees
- Proposed change of use is inappropriate in close proximity to busy community centre
- Would cause disputes between users of properties /community centre

7. APPRAISAL

Principle of development

- 7.1 The site has been used as storage connected with Clyde Mechanical Services and is within a Primarily Residential Area as defined by the Northampton Local Plan. Given the prevailing character of the surrounding area, it is considered that there is no objection in principle for conversion to residential use subject to acceptable design, parking and impact on neighbouring occupiers.

Design and impact on appearance and character of the area

- 7.2 Associated with the proposed change of use, the proposal includes the introduction of additional windows and doors to both rear and front elevations of the building as well as timber cladding and 3 new rear facing roof lights. Officers have negotiated with the applicant and the number of rear openings been significantly reduced from the original submission. This is a positive step to try and preserve the appearance of what is an attractive stone building that contributes positively to the appearance of the area.
- 7.3 It is contended by one objector that the proposal would constitute over-intensive development of the site. This is not a view shared by officers given the 3 units can be accommodated satisfactorily. The rear of the site is proposed as private rear gardens to be used by the occupants of the dwellings and can be accessed via the rear doorways on each unit.
- 7.4 Details of refuse storage are to be agreed by condition on the grant of planning permission. It is considered that the proposed design complements the host building and the street scene comply with Policy

E20 of the Local Plan and Paragraphs 56 and 57 of the NPPF in promoting good design in new development.

Impact on amenity of neighbours

- 7.5 The original plans proposed a two storey rear extension to be constructed in brick. The applicant has now omitted this from the scheme following advice from officers in order to reduce any likely adverse impact on neighbouring properties.
- 7.6 While the proposed first floor front windows will result in some degree of overlooking to the rear garden of no. 6 Oak Park Close, it is considered that given the separation and presence of existing trees, the impact would not be significant to justify refusal of planning permission. It is noted that the two first floor windows nearest to no. 6 are existing windows.
- 7.7 Although it is acknowledged that the proposed units could create some activities in terms of “comings and goings” by traffic, it is not considered that the level would significantly exceed that generated when the building is being used for commercial storage. All habitable rooms would also be served with sufficient light and outlook. This would comply with Policies E20 and H6 of the Northampton Local Plan.

Parking and Highway Safety

- 7.8 In terms of car parking, the proposed development has the shared use of the adjacent car park which can accommodate up to 12 spaces, although no designated space is proposed. The use of the car park is to be shared with the existing Community Centre, however, it is not considered that this arrangement is unacceptable and would cause undue impact on highway safety. The Local Highway Authority has no objection to the application.

Security and Crime Prevention

- 7.9 The proposed dwellings would provide an element of direct surveillance of the existing car park and would therefore assist in reducing crime and vandalism associated with the adjacent uses. This would comply with Policy E40 of the Northampton Local Plan and aims of the SPG on Planning Out Crime.

Other issues

- 7.10 The alley way currently used by the Community Centre is outside the current application site and therefore would not be used by the future occupiers to access their properties. In terms of construction traffic and associated noise and dust, as this is likely to be of temporary nature and unlikely to result in impact that would justify refusal of planning application. The Council’s Environmental Health Officers suggest a condition for site investigation given the background to the site as a

commercial use. It is considered that this is now not necessary given that there would be no additional floor space created. In terms of the effect on trees in the existing car park, the applicant has no plans to remove any of these.

8. CONCLUSION

- 8.1 The impact on the appearance of the area, residential amenity, adjacent community centre and highway safety is considered acceptable and is recommended for approval subject to the conditions below.

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no extensions or other forms of enlargement to the residential development hereby permitted including erection of porches, outbuildings and additional windows shall take place without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual and residential amenity to comply with Policy E20 of the Northampton Local Plan.

- (3) Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the development hereby permitted and retain thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development to accord with Policy E20 of the Northampton Local Plan.

- (4) The development hereby approved shall be implemented in accordance with the approved drawings numbers 14/H176/1, 2C and 3A.

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

- (5) 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, implemented prior to the occupation or bringing into use of the dwellings and thereafter retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development to accord with the NPPF.

10. BACKGROUND PAPERS

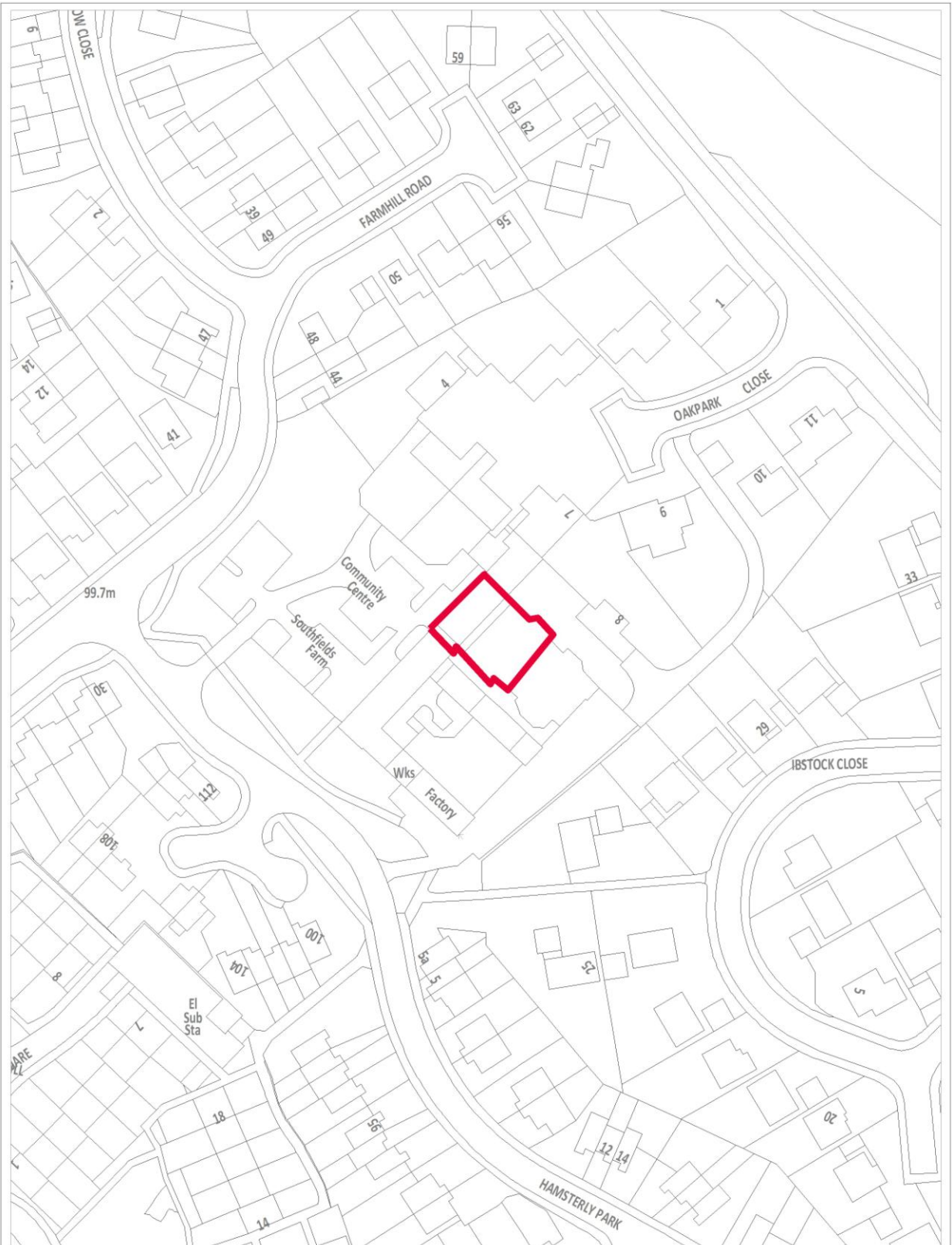
10.1 N/2014/0956

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: Location Plan
 Date: 8th October 2014
 Scale: 1:1000
 Dept: Planning
 Project: Planning Committee

Title
Clyde House, Southfields Barn, Southfields Community Cen

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