



PLANNING COMMITTEE: 30th June 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2014/1272: Change of use from dwelling (Use Class C3) to house in multiple occupancy for four people (Use Class C4), 84 Turner Street

WARD: Abington

APPLICANT: Mr P Shah
AGENT: Mr P Dooley, Architectural Solutions

REFERRED BY: Councillors Markham and Smith
REASON: Cumulative impact of HIMOs and pressure on services

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The development proposed would not lead to an unacceptable concentration of HIMOs within the locality that would adversely impact on the character and appearance of the property, the street scene, nor would the proposal have any significant impacts on neighbouring amenity or parking provision. The property is of sufficient size to accommodate the level of accommodation as proposed by condition and is in accordance with the requirements of Policies H1, H5 and S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H30 of the Northampton Local Plan, the Houses in Multiple Occupation Interim Planning Policy Statement and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application seeks planning permission to change the use of 84 Turner Street from a single dwelling house to a House in Multiple Occupation (HIMO) for four people. There would be a bedroom, lounge, kitchen and shower/wc on the ground floor and three bedrooms and a bathroom on the first floor.

- 2.2 Originally the application proposed a five person HIMO but the number of occupants has been reduced to four only.

3. SITE DESCRIPTION

- 3.1 84 Turner Street is a terraced property within a street of such dwellings.

4. PLANNING HISTORY

- 4.1 None relevant to this application.

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 Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Northampton Local Plan (1997) saved policies

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 17 - Core Principles - seeks to secure high quality design and good standard of amenity for existing and proposed occupiers.

Paragraph 49 - Housing applications considered with presumption in favour of sustainable development.

Paragraph 50 - To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, should 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 56 - Good design is a key aspect of sustainable development.

5.3 West Northamptonshire Joint Core Strategy – Adopted December 2014

The West Northamptonshire Joint Core Strategy (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. Policies of particular relevance are:

Policy H1 - Housing Density & Mix & Type of Dwellings - States that development should provide for a mix of house types, sizes and tenures to cater for different accommodation needs. Housing developments will be expected to make the

most efficient use of land having regard to the location and setting of the site, the existing character and density of the local area, accessibility to services and facilities, proximity to public transport routes, the implications of density for affordability and viability, the living conditions provided for future residents, the impact on the amenities of occupiers of neighbouring properties.

Policy H5 - seeks to manage and safeguard existing housing stock, including through HIMOs where they would not adversely impact upon the character and amenity of residential areas.

Policy S10 - requires development to satisfy a range of sustainable development principles including through achieving the highest standards of sustainable design; maximising opportunities for reuse and recycling; and promoting walking and cycling and protecting, conserving and enhancing the natural and built environment and heritage assets and their settings.

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 (New development): The policy seeks to secure development which has an acceptable layout.

Policy H30 (Multi occupation within a single dwelling): Houses in multiple occupation will be supported subject to the property being of a sufficient size, the development not being detrimental to the character of the area to the detriment of neighbouring residents, in addition the proposal should not create substantial demand for on street parking in areas judged to be experiencing difficulties in this respect.

5.5 Supplementary Planning Documents

Northamptonshire County Parking Standards SPG 2003

5.6 Other material planning considerations

Houses in Multiple Occupation (HIMO) Interim Planning Policy Statement (IPPS) (November 2014)

Proposals for HIMOs should:

- Result in balanced and mixed community and protect the physical character of the street and neighbourhood as a whole by not resulting in a concentration of similar uses; a material change or adverse impact on the character of the area; or more than 15% of HIMOs within 50m radius.
- Secure the provision of adequate facilities, amenities and minimise flood risk;
- Promote use of public transport, cycling and walking and secure provision of adequate parking.
- Ensure adequate refuse provision and storage.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Councillor Smith** has raised concerns regarding the number of existing HIMOs and the impact which another property would have in terms of fly-tipping and anti-social behaviour and the burden on Environmental Services.
- 6.2 **Councillor Markham** has raised concerns regarding the cumulative impact of HIMOs within the area and the development not being in keeping with the area.
- 6.3 **NBC Private Sector Housing** do not object to the application as space and amenities provided are satisfactory.
- 6.4 **NCC Highways** comment that the development could result in the need for two on-street car parking spaces. This needs to be balanced against the existing car parking requirement from the dwelling which on average in Abington is one car per dwelling. Given the pressures for car parking in the area they advise that the applicant should carry out a car parking survey after 18:00 to establish of spaces are available.
- 6.5 **Five objections** from local residents have been received to the application for a four person HIMO. These are on the following grounds: Impact on the character of the street; setting of a precedent; impact on car parking and highway safety; loss of a family home; detrimental impact on residential amenity; increase in noise and disturbance; does not comply with residential standards, no cycle storage and problems of refuse, fire safety and lack of consultation by the applicant.
- 6.6 14 letters of objections were received regarding the originally submitted application relating to five persons.

7. APPRAISAL

Principle

- 7.1 The conversion of the existing dwelling to a HIMO is considered to be in line with national policy requirements to deliver a wide choice of homes to create sustainable and mixed communities. Policy H5 allows for HIMOs where the proposal would not adversely impact on the character of the area and amenity of residential areas.
- 7.2 The surrounding area is predominantly residential in character. It would appear from Council records that there is not a significant concentration of HIMOs in the surrounding area, with no established HIMOs within a 50 metre radius of the property. This would clearly fall within the 15% recommended by the Council's adopted Interim Planning Policy Statement in relation to HIMOs.
- 7.3 The proposal could be conditioned to restrict the use of the premises to a maximum of four occupants, the impact of which would not be significantly different to that of a conventional family home. It is therefore considered that the proposal would not lead to an over-concentration of HIMOs within the locality and that there would not be a significant impact on the character and amenity of the area as a result.

Amenity

- 7.4 Policy H30, although dated, is in line with the aims of NPPF in respect of the provision of adequate amenity for proposed occupiers and requires HMOs to be of sufficient size to accommodate the proposed use. The application has been amended from five proposed residents to four, to the satisfaction of the Council's Private Sector Housing Team. The property is considered to be of sufficient size for the proposed use and a condition restricting the use to a maximum of four people would ensure the level of communal and bathroom/toilet facilities proposed is suitable.
- 7.5 Bin storage is proposed in the rear yard of the property, which replicates the current arrangements for the dwelling.

Highways

- 7.6 The Highway Authority have identified that there could be the demand for an additional on street car parking space as a result of the development and recommend that a car parking survey should be carried out by the applicant due to existing on-street car parking pressures in the area.
- 7.7 Given that the likely demand would be for one additional space, and given the relatively sustainable location of the site within walking distance of the services and facilities of Wellingborough Road, combined with the potential for above average car ownership at the existing dwelling, it is considered that the impact on car parking would not be unduly significant or adverse. To require the applicant to carry out the recommended survey is therefore considered unnecessary.

8. CONCLUSION

- 8.1 It is considered that the development would not lead to an unacceptable concentration of HMOs within the locality that would adversely impact on the character or amenity of the area or parking provision. The property is of sufficient size to accommodate the level of accommodation as proposed by condition and is in accordance with policy and guidance requirements and therefore the application is recommended for approval.

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 development hereby permitted shall be carried out in accordance with the following approved plan: 14/S236/1d.

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

- 3) Notwithstanding the submitted details the property shall be occupied by no more than four persons.

Reason: In the interests of the amenity of the surrounding area in accordance with Policy H5 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

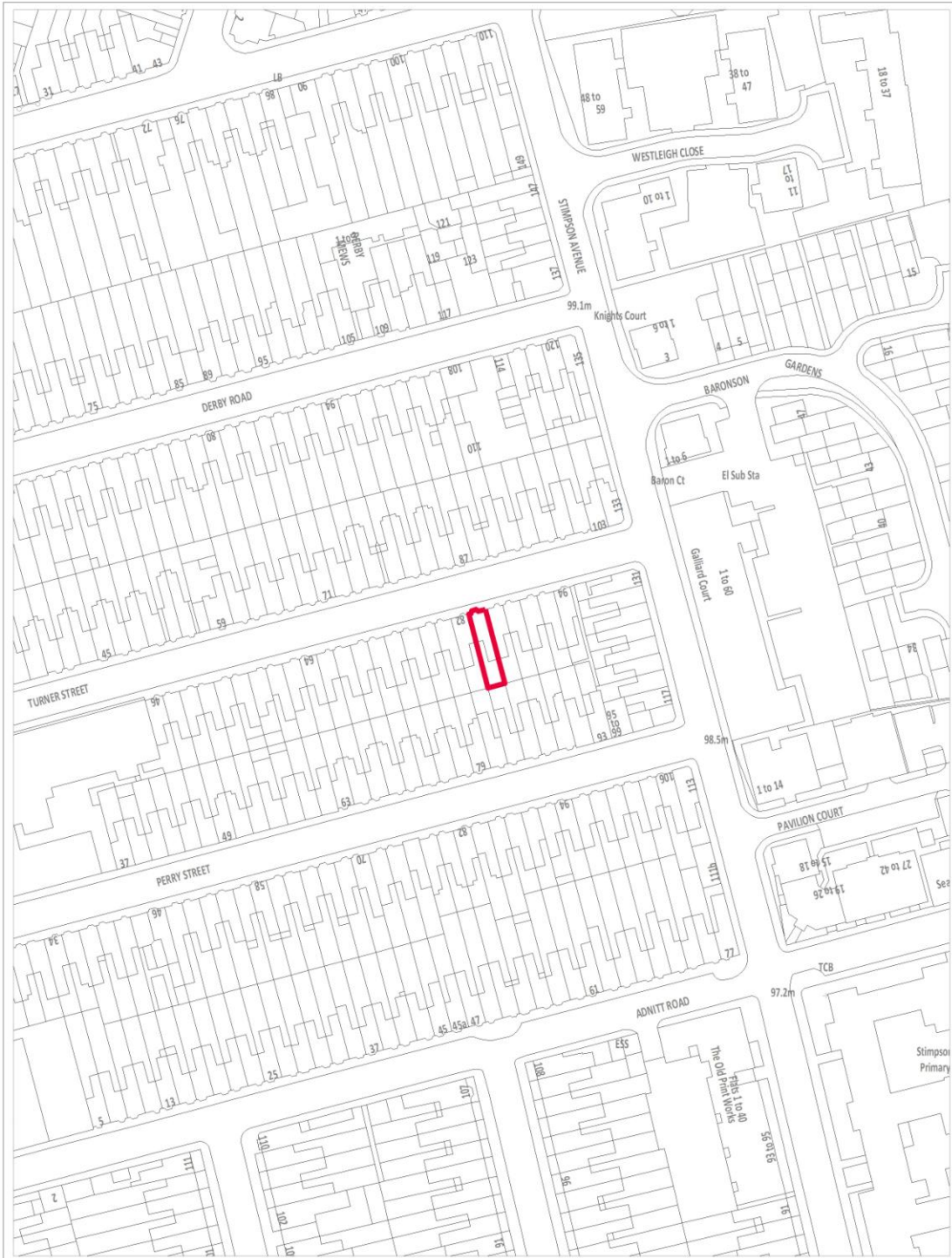
10.1 N/2014/1272

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 January 2015
 Scale: 1:1250
 Dept: Planning
 Project: Planning Committee

Title
84 Turner Street

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