



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 29th September 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2015/0933: Two storey rear extension and change of use to two self-contained flats (retrospective application) at 58 Gray Street

WARD: Castle

APPLICANT: Mr S. N. Gilani
AGENT: Mr M. Bagshaw; John Martin and Associates

REFERRED BY: Cllr D. Stone
REASON: The development is an overdevelopment of the site, puts pressure on parking and services and has increased anti-social behaviour

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL subject to conditions and for the following reason:

The development is compatible towards the surrounding land uses and has a neutral impact upon the neighbour amenity and the highway system. The development is therefore in conformity with the requirements of the National Planning Policy Framework; Policy S10 of the West Northamptonshire Joint Core Strategy and Policies E20, H18, H21 and H23 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 The applicant seeks permission to retain an existing extension, which was constructed in 2008 as part of the conversion of the building to form two separate self-contained flats. The units have been occupied in the intervening period. This application has been submitted in order to regularise the situation.

3. SITE DESCRIPTION

3.1 The application site comprises a two storey mono-pitch building adjacent to 56 Gray Street. The bulk of the buildings in the vicinity are two storey terraced

houses of a traditional form. The vast majority of these buildings appear to be occupied as single household dwellings and only six out of the 57 properties within the street are used as houses in multiple occupation. In addition, a development of flats has been constructed on the northern side of Gray Street. The site is also sited in the Boot and Shoe Quarter Conservation Area.

- 3.2 Planning permission has previously been granted to convert the property to a two bedroom house. The development constructed varies from the approved plans as two flats have been constructed in addition to a two storey extension with a projection of approximately 2m.

4. PLANNING HISTORY

- 4.1 WN/2006/0120 – Conversion of 23 Shakespeare Road into two flats and conversion of 58 Gray Street into one two storey dwelling – Approved

08/0130/FULWNN - Demolition of rear extension and erection of two storey rear extension and conversion of existing building into two 1 bedroom flats and alteration to side window – Refused

- 4.2 The 2008 application was refused as it was considered that the development would lead to a loss of privacy for the occupiers of surrounding properties.

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), Northampton Central Area Action Plan (2013) 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

- 5.3 Paragraph 17 sets out the principles of the planning system and in particular states that planning decisions should secure decisions of good quality design and amenity in addition to encouraging the use of previously developed land.

- 5.4 Paragraph 50 states that planning decisions should create a good quality homes of sufficient variety in order to meet the needs of differing groups of the community, such as young people, people with children and older people. In addition, the NPPF (in paragraph 49) requires that housing development is carried out by promoting sustainable development.

- 5.5 Paragraphs 56 and 57 require that new developments are of a good standard of design.

5.6 **West Northamptonshire Joint Core Strategy (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 S10 - Sustainable Development Principles
Policy H1 - Housing Density, Mix and Type of Dwellings

5.7 **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:

E20 – New development
H18 – Residential extensions
H21 – Conversion to flats
H23 – Conversion to flats

5.8 **Supplementary Planning Documents**

Northamptonshire County Parking Standards SPG 2003

5. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

5.1 **Highway Authority (NCC)** – No objections.

5.2 **Cllr. D. Stone** – The scheme is an overdevelopment of the site, puts pressure on services and car parking and causes anti-social behaviour.

5.3 **13 Shakespeare Road** – Make observations regarding the retrospective nature of the application and car parking provision within the vicinity of the site is limited.

6. **APPRAISAL**

6.1 By reason of the nature of the surrounding land uses, it is considered that the development is complementary towards the area. By reason of the development being located within a residential area and in close proximity to the town centre, the Racecourse public open space and Kettering Road and Barrack Road it is considered that that the development is sustainably located and in accordance with the requirements of the National Planning Policy Framework. It is also considered that the provision of two further units of accommodation in such a sustainable location would assist in meeting the need for housing within Northampton.

6.2 The comparatively small scale of the development (i.e. two flats each of two bedrooms) means that the units are likely to be occupied by small households or individuals. As a large number of units within Gray Street are occupied as family housing and the relatively small number of houses within the vicinity that have been converted to flats means that a good mixture of house types

would remain. The size of the units also exceed the minimum sizes specified within Policy H23 of the Northampton Local Plan.

- 6.3 By reason of the small scale of the two units, it is considered that the development does not put any unduly great pressure upon parking provision within the area bearing in mind that a two bedroom dwelling in this site has previously been deemed acceptable and the fact that the two flats have been occupied since 2008. Prior to being converted to residential purposes, the site was used for commercial activities (car repairs). It is likely that this use would have had a more intensive impact upon parking requirements within the vicinity.
- 6.4 This application represents a revised scheme from that previously considered by WNDC. In essence, the side window from the extension has been removed. This removes any potential for the development to adversely impact upon the amenities of the surrounding properties in Shakespeare Road and overcomes the previous reason for refusal. The design of the extension maintains the proportions of the original building and is constructed from materials of the same type as the main part of the building. This ensures that there is no significant adverse impact upon visual amenity.
- 6.5 The bulk of the development retains features (such as windows and the external staircase) that predate the use of the property for residential purposes and as such the development would maintain the visual amenity of the locality and surrounding properties.
- 6.6 In order to ensure that a good standard of development is maintained in the future, a condition is recommended that would ensure that suitable refuse storage is provided within a reasonable timescale.
- 6.7 As the application site is located within an area covered by an Article 4 Direction, a further planning application would be required if there was ever an intention to change the use of the flats to Houses in Multiple Occupation. It is noted that comments have been submitted that have raised issues regarding the retrospective nature of the application; however, the planning system provides for applications to be made retrospectively, in order to remedy breaches of planning control. Local planning authorities must treat such applications on their merits, in the same way as planning applications submitted in advance of development taking place.

7. CONCLUSION

- 7.1 It is considered that the retention of the development has a neutral impact upon neighbour amenity and the surrounding highway system. As the development is compatible with the surrounding land uses, it is considered that the application is acceptable.

8. CONDITIONS

1. Notwithstanding the details submitted, full details of refuse storage to serve the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority within four weeks from the date of this approval. The refuse storage shall be fully implemented within 12 weeks from the date of this permission and retained thereafter.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of the National Planning Policy Framework.

9. BACKGROUND PAPERS

9.1 None

10. LEGAL IMPLICATIONS

10.1 None

11. SUMMARY AND LINKS TO CORPORATE PLAN

11.1 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: **Site Location Plan**
 Date: **14th September 2015**
 Scale: **1:1250**
 Dept: **Planning**
 Project: **Planning Committee**

Title
58 Gray Street

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