



**PLANNING COMMITTEE:** 24<sup>th</sup> November 2015  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**DIRECTOR:** Steven Boyes

**N/2015/1094** Change of use from dwelling (use class C3) to house in multiple occupation for 3 persons at 58 Lower Adelaide Street, Northampton

**WARD:** Semilong

**APPLICANT:** Mrs H Ahmed  
**AGENT:** Architectural Solutions

**REFERRED BY:** Councillor L Marriott  
**REASON:** Parking, overconcentration and reduction in family homes in the area

**DEPARTURE:** No

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#### **APPLICATION FOR DETERMINATION:**

#### **1. RECOMMENDATION**

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

The proposed development would not lead to an unacceptable concentration of HIMOs within the locality that would adversely impact upon the character of the area, nor would the development have significant adverse impacts on neighbouring amenity or parking provision. The property is of sufficient size to accommodate the scale of development proposed 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**

Permission is sought for a change of use from a single dwelling to a house in multiple occupation (HIMO) for 3 people. No external alteration to the property is proposed. No on-site parking facility is proposed. The site lies within the Article 4 Direction area which removes permitted development rights for change of use to a HIMO.

### **3. SITE DESCRIPTION**

- 3.1 The site consists of a 2 storey end of terrace dwelling situated at the intersection of Semilong Road and Lower Adelaide Street. The property does not have any off road parking as the parking is provided on street at the front and side. There is a private parking space to the rear of the property large enough to act as an amenity area for occupiers.

### **4. PLANNING HISTORY**

- 4.1 N/2011/0464 Permission for conversion of coach house to dwelling

### **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 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 (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 should adequately reflect the character of surroundings and ensure adequate standards of privacy, daylight and sunlight.

Policy H30 – requires HIMOs to be of sufficient size to accommodate the proposed use and not result in an over concentration to the detriment of the character and amenity of the area or result in a substantial demand for on street parking in areas judged to be experiencing difficulties.

#### 5.6 **Supplementary Planning Documents**

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

#### 5.7 **Other Material Considerations**

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

Proposals for HIMOs should:

- Result in a 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 a 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 provision of adequate storage for refuse and materials for recycling

## 6. CONSULTATIONS/ REPRESENTATIONS

6.1 **NBC Private Sector Housing-** The property is suitable for let to 3 persons and meets our standards. This is provided that adequate refuse storage is provided.

**NCC Highways-** Parking is at a premium in the area. The LPA needs to satisfy themselves that the increase in demand does not have an adverse impact on neighbour amenity.

**Councillor Marriott-** Called the application in for the following reasons:

- This will cause a reduction in family homes;
- Too many HIMOs already in the area and this will add to problems created by these; and
- Impact on parking.

## 7. APPRAISAL

### Principle of the development

The conversion of an existing dwelling to a HIMO is considered to be in accordance with national policy requirements to deliver a wide choice of homes to create sustainable and mixed communities. Policy H5 of the Joint Core Strategy allows for HIMOs where they would not adversely affect the character and residential amenity of an area. In principle, HIMOs are considered to be acceptable in a residential area.

### Size of property

7.2 The plans indicate that this is currently a two bedroom property; and it is proposed to have three letting bedrooms (one at ground floor, two at first floor, together with a lounge, kitchen and WC on the ground floor and bathroom on the first floor. The response from Private Sector Housing indicates that the property is suitable to accommodate 3 people households, provided that adequate refuse storage is provided

### Area concentration

7.3 Council records evidence that there are no other confirmed HIMOs within the 50m radius of the application site, and therefore no over-concentration exists. This would clearly fall within the 15% recommended by the Council's adopted Interim Planning Policy Statement in relation to HIMOs.

### Parking

7.4 No off-street parking is provided. However, a planning condition is to be secured for cycle storage to promote sustainable travel to the site. Also, the site is within walking distance of the town centre. This therefore complies with Principle 3 of

the Council's adopted Planning Policy Statement on HIMOs. The Local Highway Authority have concerns on increase on parking demand at an area where parking is at a premium. However it is considered that as the proposal is only for 3 persons that there would not be a significant increase in parking demand over and above the lawful use as a dwelling house.

### **Refuse storage**

A condition is to be secured on any grant of planning permission for details of bin storage to be agreed with the Council and this would therefore comply with Principle 4 of the Council's Planning Policy Statement on HIMOs.

### **Amenity**

The use proposed falls within Class C4 of the Use Classes Order, which in effect categorises this as a residential use which would not generate amenity impacts, such as noise or anti-social behaviour, on local residents over and above those created by a more conventional C3 dwelling. Indeed without the Article 4 Direction planning permission would not be required for this change of use. Consequently it is not considered that any refusal of planning permission or the imposition of conditions, in relation to amenity issues would be reasonable or sustainable at appeal.

## **8. CONCLUSION**

- 8.1 For the reasons cited the proposal is considered acceptable as it complies with local and national planning policy and is recommended for approval with the conditions below.

## **9. CONDITIONS**

- 9.1 (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 plans: 14/Z4/2c

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

- (3) Prior to the commencement of development, full details of facilities for the secure and covered parking of bicycles and storage of refuse/recycling shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and fully implemented prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with NPPF

- (4) The maximum number of occupiers shall not exceed 3 at any one time.

Reason: To prevent over-development to accord with the NPPF.

**10. BACKGROUND PAPERS**

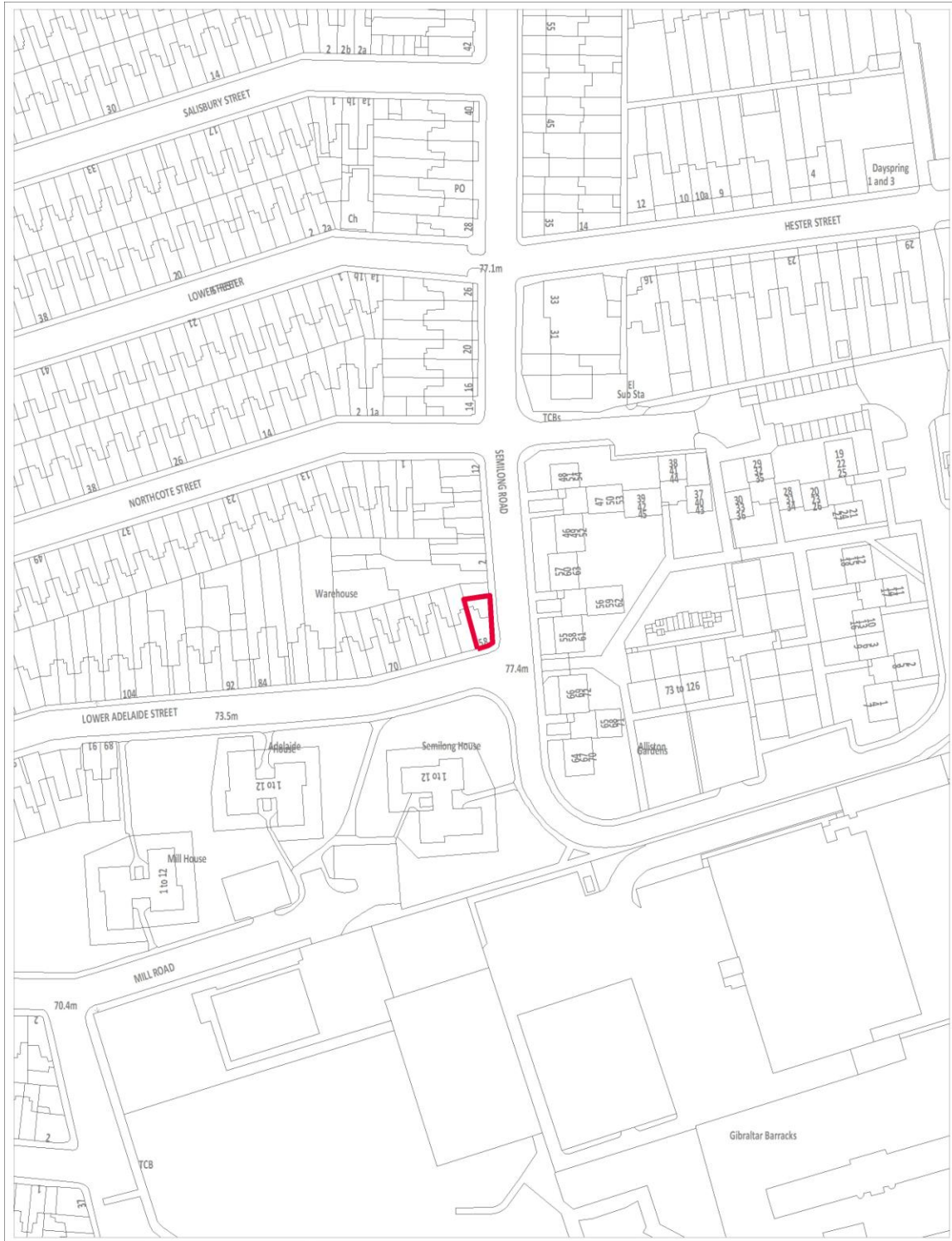
10.1 N/2015/1094

**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: Site Location Plan  
 Date: 6th November 2015  
 Scale: 1:1250  
 Dept: Planning  
 Project: Planning Committee

Title  
**58 Lower Adelaide Street**

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