



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

**PLANNING COMMITTEE:** 17<sup>th</sup> December 2015  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**DIRECTOR:** Steven Boyes

**APPLICATION REF:** N/2015/1108

**LOCATION:** 15 Leslie Road

**DESCRIPTION:** Conversion of dwelling into 2 self-contained flats

**WARD:** Semilong Ward

**APPLICANT:** Mr Geoff Porton

**REFERRED BY:** Cllr L Marriott  
**REASON:** Loss of a family home and parking issue

**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 represents an acceptable land use, would secure an acceptable level of amenity for the future occupiers and would have a neutral impact upon the occupiers of neighbouring properties and the highway system. The proposal is therefore in accordance with the requirements of the National Planning Policy Framework; Policies H1 and S10 of the West Northamptonshire Joint Core Strategy; and Policy E20 of the Northampton Local Plan.

**2. THE PROPOSAL**

2.1 The applicant seeks planning permission to convert the existing property consisting of an existing end of terrace two storey house into two one-bedroom flats. The first floor flat would be access from Leslie Road whilst the ground floor flat would be accessed from a yard located to the rear (north west) of the site.

**3. SITE DESCRIPTION**

3.1 The application site consists of an existing dwelling located in a predominantly residential area. The application site consists of the existing building and a small yard which is shared with a workshop located to the rear of the building and is excluded from the application site. The building is unusual in that it has an irregular shape, which is caused by the relationship with Leslie Road and Lower Adelaide Street. The

dwelling is also unlike other dwellings in the vicinity in that there is no meaningful private garden or amenity space.

#### **4. PLANNING HISTORY**

4.1 None relevant.

#### **5. PLANNING POLICY**

##### **5.1 Statutory Duty**

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:

5.3 Of particular note to residential proposals is that Paragraph 49 requires that proposals for housing should be encouraged within the context of promoting sustainable development. The same paragraph also states that in instances where a five year housing land supply cannot be demonstrated (which is the case in Northampton), any relevant Development Management policies cannot be considered to be up to date. Paragraph 14 requires that in instances where the development plan is silent or out of date, the overarching aim of providing sustainable development should be used to determine planning applications.

5.4 In terms of providing additional housing, it is incumbent that planning decisions provide a variety of housing types in order to meet the wide range of differing needs for housing (paragraph 50).

5.5 Paragraph 35 states that, where practicable, developments should be designed with a safe and secure layout that reduced the potential for conflicts between pedestrians and traffic. Paragraph 50 requires that new developments provide a wide choice in new homes. The NPPF also requires that new developments be of a good quality design (paragraph 56).

##### **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. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application.

H1 – Housing mix

S10 – Sustainable Development Principles

## 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

## 5.8 Supplementary Planning Documents

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

## 6. CONSULTATIONS/REPRESENTATIONS

- 6.1 **Cllr L. Marriott** – Requesting that the application is determined by the Planning Committee on the basis that the development would result in the loss of a family home, which is particular importance due to the opening of a school in the nearby former Royal Mail Sorting office. In addition, there are problems with the number of Houses in Multiple Occupation in the vicinity which would be exacerbated by the proposal and the development would increase parking problems in the area.

## 7. APPRAISAL

### Principle of the development

- 7.1 By reason of the character of the surrounding area, it is considered that residential accommodation represents an acceptable use of this site. Whilst it is accepted that the development would represent the loss of a house that could be occupied by a family, the site features a number of unique circumstances that are material to this application and do not render the property conducive for use as a family dwelling. In particular, the property features a very restricted outdoor space (in terms of size and shape), which is the result of the surrounding road layout and the presence of a workshop to the rear of the site. This makes it difficult for residents to experience a high degree of amenity. In addition, this area is shared with the workshop, which is likely to experience some activity associated with people entering and leaving this building and deliveries or collections.
- 7.2 It is recognised that there are a number of Houses in Multiple Occupation within the vicinity; however, very few dwellings have been converted to flats. Therefore given the issues as raised above, combined with the need established within the NPPF to provide a variety of housing types, conversion of this building to flats is appropriate.
- 7.3 As the property is located in an area covered by an Article 4 Direction, any future change of use to the property to a House in Multiple Occupation would require planning permission and as such future potential uses of this building would not be material to the determination of this application.
- 7.4 The development would also result in the creation of an additional unit of accommodation, which would make a small contribution towards the delivery of the required five year housing land supply that all Local Planning Authorities are required to provide.

### Design and appearance

- 7.5 The development would not result in any external alterations to the building which ensures a neutral impact upon the character and appearance of the surrounding area. This lack of alterations also ensures that there would be a neutral impact upon the amenities of surrounding properties in terms of ensuring an appropriate level of light, outlook and privacy. As the building would be used as flats, there are no permitted development rights for the installation of windows, which provides certainty regarding the future impacts of the development.
- 7.6 The building has been arranged so as to ensure that all occupiers of the building have a suitable level of amenity in respect of light, outlook and privacy.
- 7.7 It is noted that the ground floor flat would be accessed via the shared yard to the rear of the site. This access arrangement is considered safe and secure as the entrance to the site would benefit from a good level of natural surveillance as required by Policy S10 of the West Northamptonshire Joint Core Strategy.
- 7.8 In order to secure a good standard of development, a condition is recommended that would require the further submission of details regarding refuse storage and for this to be implemented prior to the first occupation of the development and to be retained thereafter.

#### **Highway considerations**

- 7.9 It is recognised that demand for car parking in the vicinity is predominantly addressed through on street supply. In considering this matter, weight should be given to the fall back position, which is that the building can legitimately be used as a two bedroom dwelling. It therefore follows that the use of the building as a two single bedroom flats is unlikely to generate significantly greater number of vehicle movements that would justify refusal of the planning application.
- 7.10 In addition to this point, it is noted that the application site is located in close proximity to the town centre and the wider area is reasonably well served by public transport. As a result, the site is sustainably located and as such residents would not necessarily be reliant upon private cars for transport.

### **8. CONCLUSION**

- 8.1 It is considered that the development would be an acceptable use of this site, would not adversely affect the amenities of the locality or surrounding properties and would not negatively impact upon the highway system. As a consequence, the proposal is compliant with the requirements of national and local planning policies.

### **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: 12130-01.

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

3. Notwithstanding the details submitted, full information of refuse storage to serve both dwellings shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

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

## **10. BACKGROUND PAPERS**

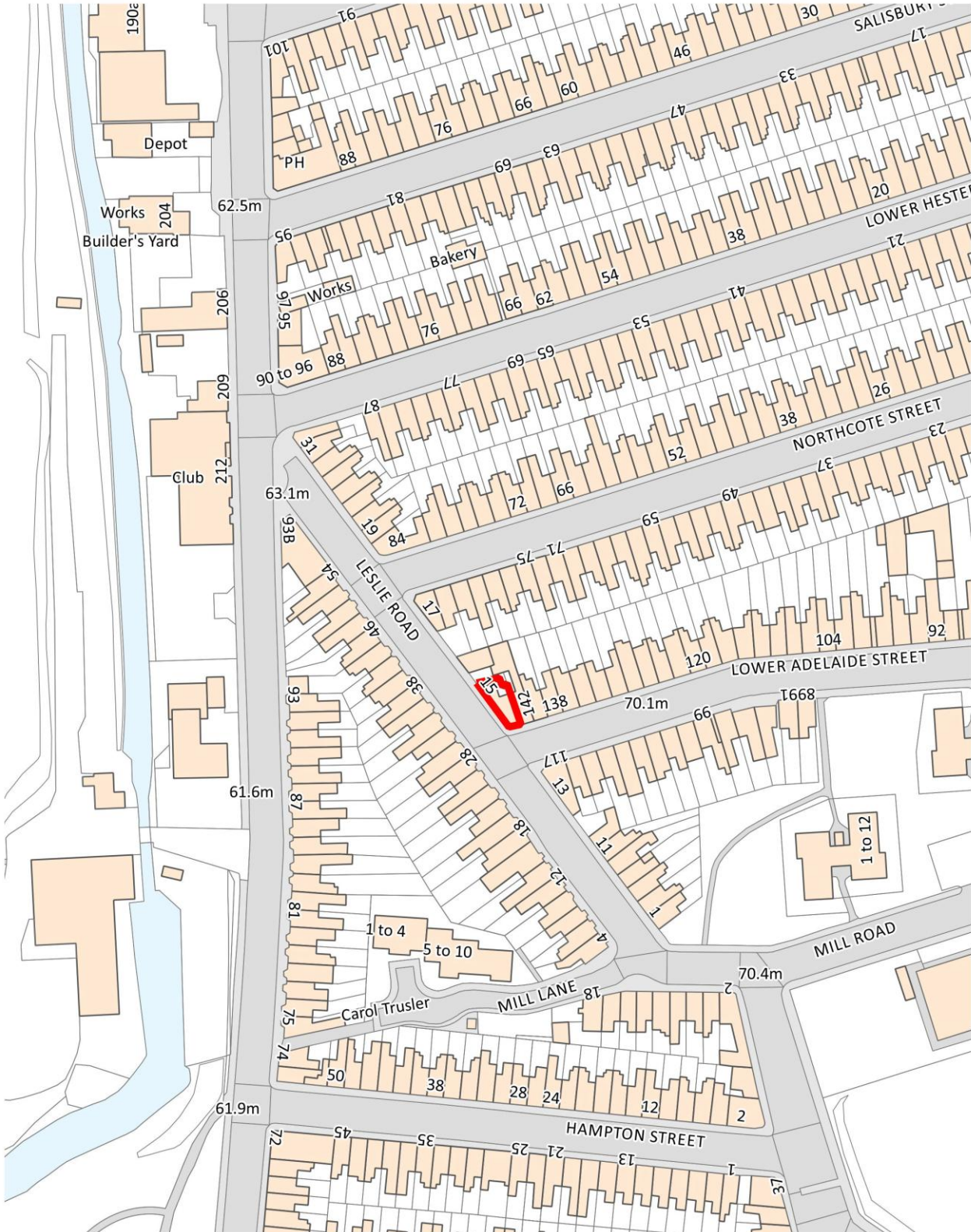
- 10.1 None


## **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.



 <p><b>NORTHAMPTON</b> BOROUGH COUNCIL</p>	<p>Title: <b>15 Leslie Road</b></p>	<p>Date: 07-12-2015</p>
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