

PLANNING COMMITTEE: 26th July 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2016/0690

LOCATION: 93 Adams Avenue

DESCRIPTION: Conversion of dwelling to three flats

WARD: Abington Ward

APPLICANT: Mr Mohammed Ali
AGENT: Mr Mohammed Ali

REFERRED BY: Councillor Zoe Smith
REASON: Concerned about parking

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed conversion to three flats is acceptable in a residential area and would not adversely affect highway safety and residential amenity, in accordance with Policies H21, H23 and E20 of the Northampton Local Plan, Policies S10, and H1 of the West Northamptonshire Joint Core Strategy, and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Permission is sought for the conversion of a single dwelling into three, one-bedroom flats, one at the front incorporating ground and first floors, and two at the rear of the property. No external alteration is proposed apart from the installation of a shower room window on the ground floor.

3. SITE DESCRIPTION

3.1 A late Victorian terraced dwelling with small front garden and bay window, in a street of similar dwellings. The property has a cellar, a lounge, dining room, kitchen and sun room on the ground floor, and three bedrooms and a bathroom on the first floor. The property has no on-site parking facility.

4. PLANNING HISTORY

4.1 None.

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), 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:

Paras.47 – 51: deliver a wide choice of high quality homes, and create sustainable communities; local authorities should bring back into residential use empty buildings and should normally approve applications for change to residential use where there is an identified need for housing.

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 relevance are:

Policy S10 – Sustainable Development Principles: achieve the highest standards of sustainable design incorporating safety and security considerations.

Policy H1 – Housing Density and mix and type of dwellings: new housing will 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 of the site, existing character and density of the local area, accessibility to services and facilities, implications of density for affordability and viability; living conditions for future residents, and the impact on the amenities of occupiers of neighbouring properties.

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 H21 – Conversion to flats: subject to compliance with other policies of the Local Plan, permission will not be granted for the conversion of a house into flats where it is considered that the introduction of or increase in the number of conversions would prejudice the character or amenity of a particular locality, irrespective of whether or not the house is suitable for conversion.

Policy H23 – Conversion to flats: subject to compliance with other policies of the Local Plan, planning permission will not be granted for the conversion to flats of a dwelling with a combined ground and first floor area (measured internally) of 100 square metres or less and with a frontage (measured internally) of less than 4.7 metres.

Policy E20 – New Development (design): allows for new development providing that the design reflects the character of its surroundings in terms of layout, siting, form, scale & appropriate use

of materials and that the proposal is designed and located to ensure adequate standards of privacy, daylight and sunlight.

- 5.5 **Supplementary Planning Documents**
Northamptonshire County Parking Standards SPG 2003

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Ward Councillors:** Cllr. Zoe Smith called in the application as there is no off-street parking provision, stating that parking is already at a premium on Adams Avenue and evidence has been provided by residents that shows the parking problems are creating dangerous parking. The conversion of one property to three would exacerbate this.
- 6.2 **Highway Authority:** Whilst it has been shown that parking is at a premium in the vicinity and there is no residual capacity for on-street spaces, the LHA does not believe that the potential parking demand for a conversion to three flats would exceed the maximum demand generated by the existing use.

7. APPRAISAL

Principle of development

- 7.1 Being situated in a residential area, it is considered that the use of this property as flats is acceptable, and the development would contribute to the Borough's five year housing land supply.
- 7.2 The plans indicate that the internal measurement of the frontage is 4.7m, and the internal floor area is approx. 110m², which complies with the size requirements of Policy H23.
- 7.3 Policy H21 of the Local Plan states that permission will not be granted for the conversion of a house into flats where it is considered that the introduction of or increase in the number of conversions would prejudice the character or amenity of a particular locality.
- 7.4 In regard to this policy and the issue of concentration of higher density housing in an area, Council records indicate that the majority of properties in Adams Avenue are single family dwellings. There are approx. 111 properties in the street, 15 of which are HIMO's, and 6 have been converted to flats. Therefore, approx. 19% of the properties along Adams Avenue are providing higher density accommodation in a sustainable location.
- 7.5 This is an established character of many such streets in the central area, and it is therefore considered that this application would be in keeping with the existing character and density of the local area, and therefore complies with Policy H1 of the Joint Core Strategy and Policy H21 of the Northampton Local Plan.

Amenity

- 7.6 It is considered that the use of the property as three 1-2 person flats would not be substantially more intensive than that of a single dwelling, and therefore the use would not have significantly greater impacts to the residential amenity of neighbouring occupiers. No objections have been received.
- 7.7 Refuse storage areas have been provided for each flat, however, the communal front garden would also afford space for refuse storage.

- 7.8 Only Flat 2 would have access to the rear garden area, however, lack of private amenity space for flats is not uncommon, and it is noted that both The Racecourse, and Abington Park are less than 1km away.

Parking

- 7.9 No off-street parking is provided, and Cllr. Smith has raised concerns over this issue. However, the Highway Authority has no objections to the lack of off-street parking provision, on the basis that the potential parking demand for three flats would not exceed the maximum demand generated by the existing use as a single dwelling.
- 7.10 Other material factors on this issue are considered to be the site's sustainable location (close to the Wellingborough Road Local Centre and bus routes), and the provision of space for bicycle storage for each flat. There is also unrestricted on-street parking available, and it is considered that this acceptably mitigates for the lack of off-street parking provision.

8. CONCLUSION

- 8.1 Being mindful of the issue of concentration of higher density housing types, and the somewhat cramped accommodation that would be afforded, it is considered that, on balance, this application accords with Development Plan Policy and is therefore 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 plans: location plan, site plan, 15/2073/01, 15/2073/02.

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

- (3) The bin storage and cycle storage provision as indicated on the approved plans shall be implemented prior to the use commencing and retained thereafter.

Reason: For the avoidance of doubt and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

- (4) The cellar shall at no time be used for habitable accommodation.

Reason: For the avoidance of doubt and in the interests of amenity in accordance with the National Planning Policy Framework.

10. BACKGROUND PAPERS

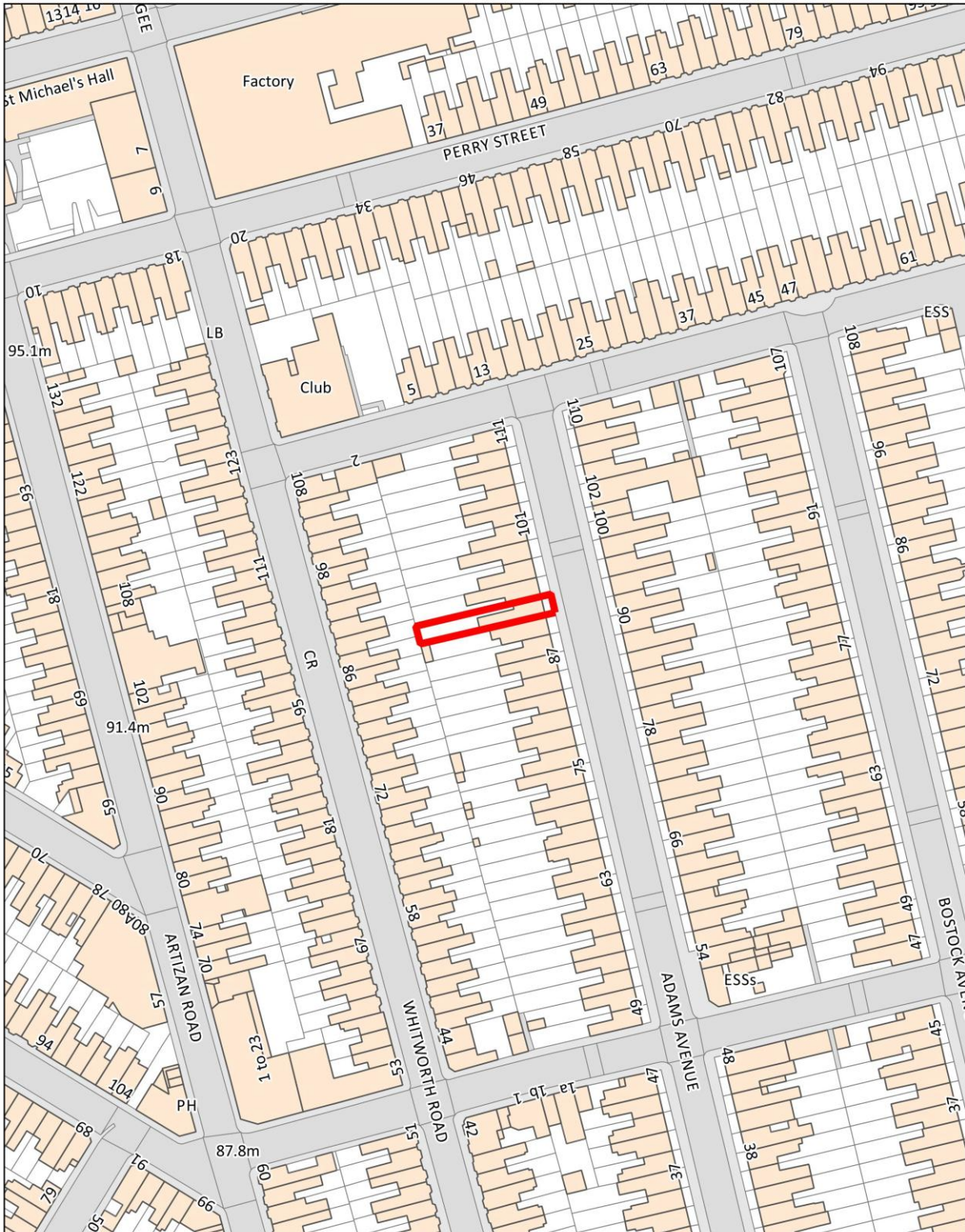
- 10.1 N/2016/0690.

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.



Title: **93 Adams Avenue**

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Date: 14-07-2016

Scale: 1:1,250

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