

PLANNING COMMITTEE: 25th October 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2016/0970

LOCATION: 162 St Andrews Road

DESCRIPTION: Change of use from dwelling (Use Class C3) to house in multiple occupation (Use Class C4) for 4 residents - retrospective

WARD: Semilong Ward

APPLICANT: Miss Amanda Holland
AGENT: Miss Amanda Holland

REFERRED BY: Councillor L Marriott
REASON: Overconcentration, parking issue and loss of family house

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 change of use to a house in multiple occupation (HIMO) would not lead to an over concentration of HIMOs within the locality or lead to any significant impact on the character and amenity of the surrounding area or existing parking conditions. The property is of sufficient size to accommodate the level of accommodation 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

2.1 A retrospective application for the change of use from residential dwelling (Class C3) to a house in multiple occupation (Use Class C4) for 4 persons. No external alteration has been proposed.

3. SITE DESCRIPTION

3.1 The application site is located along St Andrews Road, which comprises a row of terrace properties. The surrounding area is overwhelmingly residential in character consisting of tightly packed residential streets, however there are industrial properties located at the rear of the site.

The area is included in the Article 4 Direction which has removed permitted development rights for the change of use to HIMO Class C4 use.

3.2 The property fronts directly onto a street, and has a long rear garden, with no car parking spaces provided on site. The property consists of two bedrooms on the first floor with a bathroom and communal room and on the ground floor two further bedrooms and a kitchen, WC and conservatory.

3.3 The property is currently in use as a HIMO for four occupants.

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:

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.

5.5 **Supplementary Planning Documents**

Northamptonshire County Parking Standards SPG 2016
Planning Out Crime in Northamptonshire SPG 2004

5.6 **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**

Comments received are summarised as follows:

- 6.1 **Councillor Leslie Marriott** – objected to the application on the grounds of oversubscribed with similar premises, that there is an ongoing requirement, given the new school on the former Royal Mail site, for more family homes in the area the proposal reduces this and there is no allocation for parking and the area is over congested with vehicles. Requested the application be determined by planning committee.

6.2 **NBC Private Sector Housing** – HIMO license has recently been issued in respect of this property.

6.3 **Northamptonshire Highways** – no comments to make in relation to this application

7. APPRAISAL

7.1 The key issues in connection with this application relate to the acceptability of the property for conversion to a HIMO and the subsequent impact on the surrounding occupiers through residential amenity, parking in the area and cumulative impact.

Principle of the development

7.2 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, houses in multiple are considered to be acceptable in a residential area.

Size of property

7.3 It is considered that room sizes are sufficient to allow satisfactory amenity and that there are adequate facilities for the proposed occupancy. Private Sector Housing have responded and issued a license in respect of the property to be occupied by 4 persons under the Housing Act 2004. The application therefore complies with Principle 2 of the Council's adopted Planning Policy Statement on HIMOs.

Area of concentration

7.4 Updated Council records evidence that the application would not lead to an over-concentration of authorised and licensed HIMOs within a 50m radius of the application site, there are two other licensed HIMOs located within the 50m radius, these are the two neighbouring properties at No.160 and No.161 St Andrews Road. The application therefore complies with Principle 1 of the Council's adopted Planning Policy Statement on HIMOs, which states that '*... applications 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.*'

7.5 It is considered that this method of assessing HIMO concentration in an area would acceptably safeguard existing housing stock, as is required by Policy H5 of the West Northamptonshire Joint Core Strategy.

Parking

7.6 No off-street parking is provided, however, the plan indicates cycle storage in the rear garden, and the site is located within walking distance (0.2m) of a main bus route, and local shops along the A508 which is one of the main roads into the town centre.

7.7 The latest Northamptonshire Parking Standards SPG advised that HIMO shall provide on plot parking at the ratio of 1 parking space per bedroom. Where less than one parking space per bedroom on plot parking is proposed, the Highway Authority may require a parking beat survey of the surrounding streets. However, the site does not have any off-street parking facility and there was no such provision to serve the previous use as a dwellinghouse. As this is a retrospective

application, the Highway Authority has not requested that a parking beat survey to be carried out and also raised no objections to this application.

Bin storage

- 7.8 There is an allocated refuse area at the rear of the property for the storage of refuse and recycling, and is therefore considered to comply with Principle 4 of the Council's adopted Planning Policy Statement on HIMOs.

Amenity

- 7.9 The proposed use falls within Use Class C4, which categorises this as a residential use, which in planning terms should not generate significant amenity impacts, such as noise or anti-social behaviour upon local residents over and above those created by a more conventional dwelling house. Indeed, without the Article 4 Direction, planning permission would not have been 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 The proposed development is acceptable and should be permitted. The proposed change of use to a HIMO would not lead to an over concentration of HIMOs within the locality or lead to any significant impact on the character and amenity of the surrounding area or existing parking conditions. The property is of sufficient size to accommodate the level of accommodation proposed, and hence would not conflict with and national and local planning policy guidance.

9. CONDITIONS

- (1) The development hereby permitted shall be occupied by a maximum of four residents at any one time.

Reason: In the interest's amenity of the proposed occupiers and the surrounding area in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

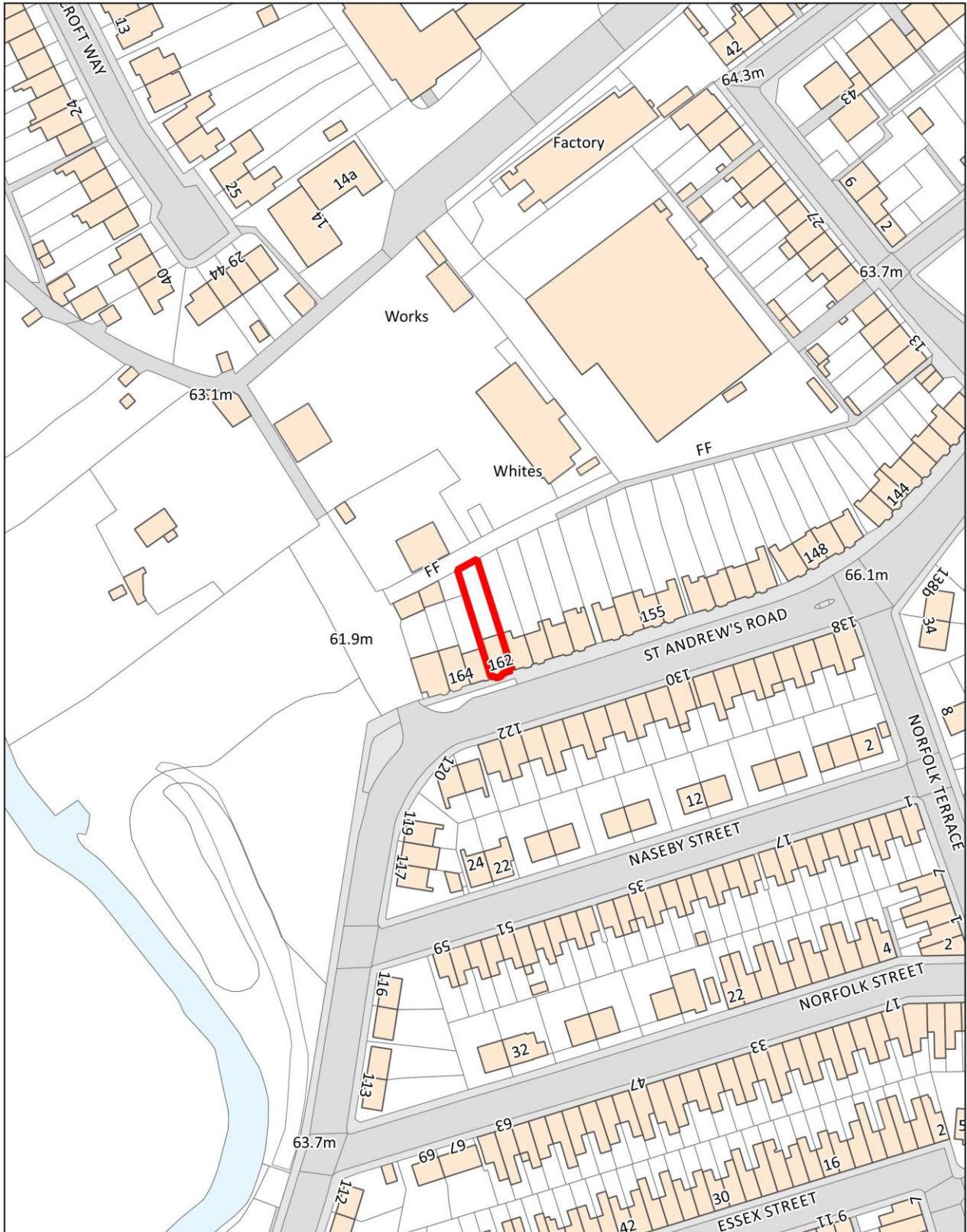
- 10.1 None.

11. LEGAL IMPLICATIONS

- 11.1 The development is not CIL liable.

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: **162 St Andrews Road**

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Date: 13-10-2016

Scale: 1:1,250

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