

PLANNING COMMITTEE:	14 th February 2017
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2016/1697
LOCATION:	Woodstock, Cliftonville Road
DESCRIPTION:	Change of use of two communal rooms into two one-bedroom self-contained dwellings
WARD:	Rushmills Ward
APPLICANT:	Northampton Partnership Homes
AGENT:	Northampton Partnership Homes
REFERRED BY:	Head of Planning
REASON:	Council owned land
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 development represents an acceptable use of accommodation and is complementary to the surrounding land uses. It is considered that a satisfactory standard of development would be created with a neutral impact on the amenities of surrounding properties. The development is therefore in conformity with the requirements of the National Planning Policy Framework; Policies S10 and H1 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 The application relates to the change of use of two communal rooms into two one bedroom self-contained dwellings.

2.2 The rooms that are the subject of this application are both on the ground floor and are currently in use as a laundry, bin store and wc and community room.

2.3 The Design and Access Statement submitted with the application states that a recent refurbishment of the flats has meant that each flat has its own fitted washing machine and the community room has not been used regularly. Additional bin storage will be provided in the external area off the car park.

3. SITE DESCRIPTION

- 3.1 The property is located on the junction of Billing Road and Cliftonville Road, with access to a car park serving the property from Billing Road. The site lies adjacent to the Billing Road Conservation Area.
- 3.2 1-46 Woodstock is a three storey, detached block of flats that form a L-shape on plan. It is constructed in bricks with a flat roof, with a small parapet surrounding the perimeter of the roof.
- 3.3 The car park has provision for 14 residential parking spaces. The area also includes a bin storage area and a small grassed amenity space. The design and access statement also refers to plans to erect a cycle store to house 21 bicycles, although this is not part of this application.

4. PLANNING HISTORY

- 4.1 There are no historical applications that are relevant to this proposal.

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 and Northampton Central Area Action Plan (2013).

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 49 advises that proposals for housing should be encouraged within the context of promoting sustainable development; where a five year housing land supply cannot be demonstrated, 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.

Paragraph 50 advises that in terms of providing additional housing, planning proposals should provide a variety of housing types in order to meet the wide range of differing needs for housing.

Paragraph 17 requires that planning decisions should proactively support sustainable development, mitigating impacts on amenity and facilitating mixed uses.

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 S1: The Distribution of Development - states that new developments will be concentrated primarily in and adjoining the existing principal urban area of Northampton.

Policy S3: Scale and Distribution of Housing Development - requires the construction of approximately 18,870 houses within Northampton Borough over the plan period.

Policy S10: Sustainable Development Principles - requires that new developments be located where services and facilities can be accessed by walking, cycling or public transport.

Policy H1: Housing Density and Mix and Type of Dwellings - requires that a mixture of house types are provided, which should be of varying sizes, types and tenures.

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:

E20: New development – seeks to ensure new development reflects the character of the surrounding area and provides adequate standards of privacy, daylight and sunlight.

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 **NBC Conservation** – no objection. The change of use will not harm the character or appearance of the adjacent Billing Road Conservation Area.

7. **APPRAISAL**

Principle of development

7.1 Woodstock consists of 46 flats with two communal rooms on the ground floor, originally allocated for use as a laundry room and as a general communal room. These rooms have become surplus to requirements and it is proposed to convert each room to a self-contained one bedroom flat. Each flat will consist of a hallway, kitchen, lounge, bedroom and bathroom. The flats are similar size and appearance to the existing ground floor flats and will, therefore, provide a satisfactory standard of accommodation. The reuse of the rooms for residential use is in keeping with the surrounding units and is therefore acceptable. In addition, the development would contribute (albeit on a small scale) to meeting the established need for housing in the Borough.

Design and Appearance

7.2 External alterations to the building to accommodate the proposal will consist of the replacement of a single door with a window in the elevation facing the car park and two additional windows on the elevation fronting Cliftonville Road. The windows will match the size of windows to existing flats on these elevations. It is not considered the proposal will detrimentally impact on the character or appearance of the building or the surrounding area.

Parking and Refuse

7.3 Woodstock has recently been subject to improvements, which have included the resurfacing and laying out of the car park, with the provision of a secure cycle shed and an area for bin storage.

There are currently 14 car parking spaces and there are proposals to erect a new bike shed in due course to accommodate 21 bikes. The property is located in a sustainable area, it is considered the addition of two flats is acceptable and will not unduly impact on neighbouring amenity or existing parking conditions.

8. CONCLUSION

- 8.1 Taking the above into account, it is considered that the conversion of two unused rooms within the existing block of flats to self-contained units is in compliance with policy requirements and is therefore recommended for approval.

9. CONDITIONS

(1) The development hereby permitted shall be begun either 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, block plan, ground floor plan (WS-PL-F-01) and existing and proposed elevations (WS-PL-F-02).

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

10. BACKGROUND PAPERS

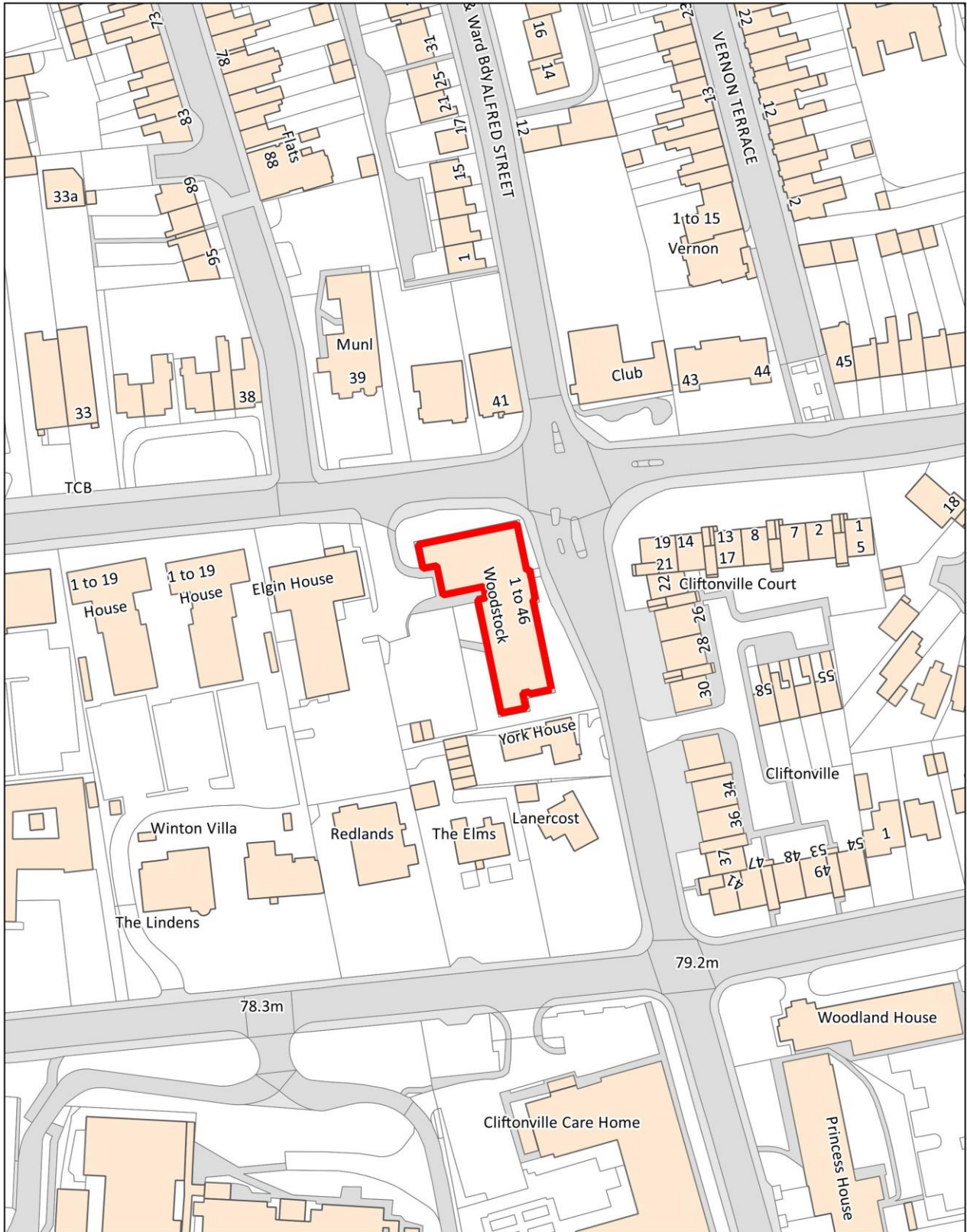
- 10.1 N/2016/1697.

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: **Woodstock, Cliftonville Road**

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Date: 30-01-2017

Scale: 1:1,250

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