

Addendum to Agenda Items Tuesday 4th July 2017

10. ITEMS FOR DETERMINATION

10a

N/2017/0172

Single storey front extension, first floor front extension, and rear dormer
44 St Johns Avenue

Letter of support received from **42 St Johns Avenue** summarised as follows:

Would wish to positively support the application.

States that windows at the rear of his property closest to the application site are an obscure glazed bathroom window at first floor and a kitchen window at ground floor with another set of doors to the kitchen/diner at the rear. These windows are to non-habitable rooms therefore cannot understand the concern of planners.

States that the position of the houses is very different to the normal arrangement. The application property is set back some 7-8 metres and has always had a flank gable wall immediately adjacent. The proposed extension in my opinion is not going to create any further overlooking or harm to my privacy or amenity.

Officer response: According to the Residential Extensions and Alterations Design Guide (Supplementary Planning Document adopted September 2011) habitable rooms include dining rooms and kitchens and any other rooms where occupants spend significant amounts of time. In addition a private garden area has to be considered. The SPD states that “an extension which is sited close to a window of a habitable room of a neighbouring dwelling or its private garden area can create a poor living environment for the occupier in terms of overshadowing and intrusiveness”. It is considered that the proposed gable end wall that would abut almost the entire length of rear boundary with the neighbour at no.42 would have a significantly overbearing and overshadowing impact on the amenity of the occupiers of that property.

10b

N/2017/0449

Single storey bungalow extension
15 Kelmscott Close

No update.

10c

N/2017/0466

Change of use from three bedroom dwellinghouse (Use Class C3) to house in multiple occupation (Use Class C4) for four occupants
105 Southampton Road

NCC Highway – Parking beat survey and additional information demonstrates that there is no residual parking capacity on-street. Cumulative impact from the high concentration of HIMO properties is contributing towards inappropriate parking in other areas. This development will increase the demand exacerbating the existing problems. Any development impact that compromises the safety of motorists and pedestrians on the highway network is considered severe.

Officer Response: As stated in officer report paragraphs 7.7-7.15, it is considered that in view of the recent appeal decisions, the Inspectors have given considerable weight to the sustainability of locations, while considering the impact on parking. As such, in view of the sustainable location of the application site, and number of occupants proposed, and that there is sufficient room within the site to require secure bicycle storage, it is not considered that highway impacts would be so adverse as to recommend refusal on this basis.

An additional representation has been received raising objection on the basis of refuse storage and fly-tipping issues related to the HIMO, parking grounds, and that the assessment of the current planning application has not accounted for existing HIMOS within the 50 metres radius.

Officer Response: Issues raised in this representation related to refuse storage are already discussed in officer's report paragraph 7.16.

In terms of concentration, this has been calculated on the evidence that the Council holds in respect of HIMOs. The current calculation is based on the fact that there are no licensed/confirmed HIMOs within a 50m radius of the site. However, if the mentioned addresses in this representation are operating as HIMOs, the concentration would be 8.8%, which is still within the threshold of 15%.

10d

N/2017/0557

Listed Building Application for demolition of existing changing room facilities and installation of and reconfiguration of the swimming pool changing facilities
Mounts Baths, Upper Mounts

No update.

10e

N/2017/0589

Change of use from dwelling (Use Class C3) to house in multiple occupation (Use Class C4) for 5no. occupants
21 Florence Road

The applicant requests that Members consider the following points:

- The property already has approval for a 4-bed HMO and a request is made for only one additional occupier.
- The property is located in a highly sustainable area, close to public transport and local amenities.
- Private Sector Housing is satisfied with the proposal in terms of room sizes, layout and facilities. The applicant contends that he has an excellent track record and reputation for providing significantly above-average shared accommodation for the student sector in Northampton.
- The proposal is well within the 15% within 50m HIMO density guidelines.
- There have been no neighbour objections.
- Having sought professional advice on the matter, and having researched other local applications (e.g. 89 Adams Avenue), it seems highly probable that, in the event that this latest application is refused, it will be allowed on appeal.