

PLANNING COMMITTEE: 16th January 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1430

LOCATION: Community Room, 28 Hardy Drive

DESCRIPTION: Conversion of existing bungalow, currently housing a community room, into a solely residential 2 bedroom dwelling for in-house care, including the addition of 1no new window

WARD: Nene Valley Ward

APPLICANT: Keepmoat Regeneration Engie
AGENT: Halsall Lloyd Partnership

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 is acceptable in principle and would have no adverse impact on the street scene or on the amenities of adjoining and nearby residential occupiers and would not have a significant impact in respect of highway safety and amenity. The proposal thereby accords with Policies S10 and H1 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The proposal is for the change of use of an existing building housing a community room to create a two bedroom bungalow, incorporating a lounge / diner, kitchen and wet room. One of the two bedrooms would be for a carer.

2.2 Hardy Drive is a predominantly residential area with a mixed of bungalows and two storey dwellings.

3. SITE DESCRIPTION

3.1 The site consists of a single storey building, which was previously in use as a community room. The building has the characteristics and appearance of a bungalow and is attached to an existing bungalow.

4. PLANNING HISTORY

4.1 The only planning history relates to the original development of the estate in 1987 to 1990.

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:

Paragraph 17 sets out core planning principles that include seeking to secure high quality design and a good standard of amenity for existing and future occupiers; encouraging the effective use of land by using brownfield sites; managing patterns of growth to make fullest use of sustainable transport methods and in sustainable locations.

Paragraph 47 requires Local Planning Authorities to meet objectively assessed housing needs for their area and to identify and update a supply of deliverable sites to provide 5-years' worth of housing against these requirements.

Paragraph 49 housing applications should be considered with a presumption in favour of sustainable development.

Paragraph 56 good design is a key aspect of sustainable development and should contribute to making places better for people.

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

Policy S3: Scale and Distribution of Housing Development

Policy S10: Sustainable Development Principles

Policy H1: Housing Density and Mix and Type of Dwellings

Policy H2: Affordable Housing

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 policy is material to this application:

Policy E20: New Development (Design)

5.5 Supplementary Planning Documents

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

6. CONSULTATIONS/ REPRESENTATIONS

6.1 None received.

7. APPRAISAL

Principle of Development

7.1 The premises are located within an established residential area which is allocated as being within a Primarily Residential Area in the Local Plan. Residential use is therefore considered to be acceptable in principle.

7.2 The premises have been in use as a community room, however this use has now closed and this function has now been replaced in the nearby facility at Bouverie House. There would, therefore, be no loss of a community facility from the proposed change of use.

Street Scene Impact

7.3 The proposal involves little in the way of physical changes to the building, with only one additional window proposed. This would be in keeping with the appearance of the building as existing and would not, therefore, adversely affect the street scene.

Impact on Adjoining Occupiers

7.4 As the proposal is for a residential use, it is considered that the use in itself would not have any impact on neighbouring occupiers, greater than could have resulted from the previous community use.

7.5 The proposal does not include any specific parking for this unit. On-street parking is available in the area, and it is not considered that the residential use of this particular single additional unit would have a significant effect in this regard, particularly when compared to the previous community use which could potentially generate significant parking demand.

8. CONCLUSION

8.1 In conclusion, it is considered that a residential use is appropriate in this location and would contribute towards the Borough's housing supply. The use as proposed would not result in any adverse impact on the street scene, on the amenities of adjoining and nearby occupiers or on highway amenity.

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: N1477/103.

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

10. BACKGROUND PAPERS

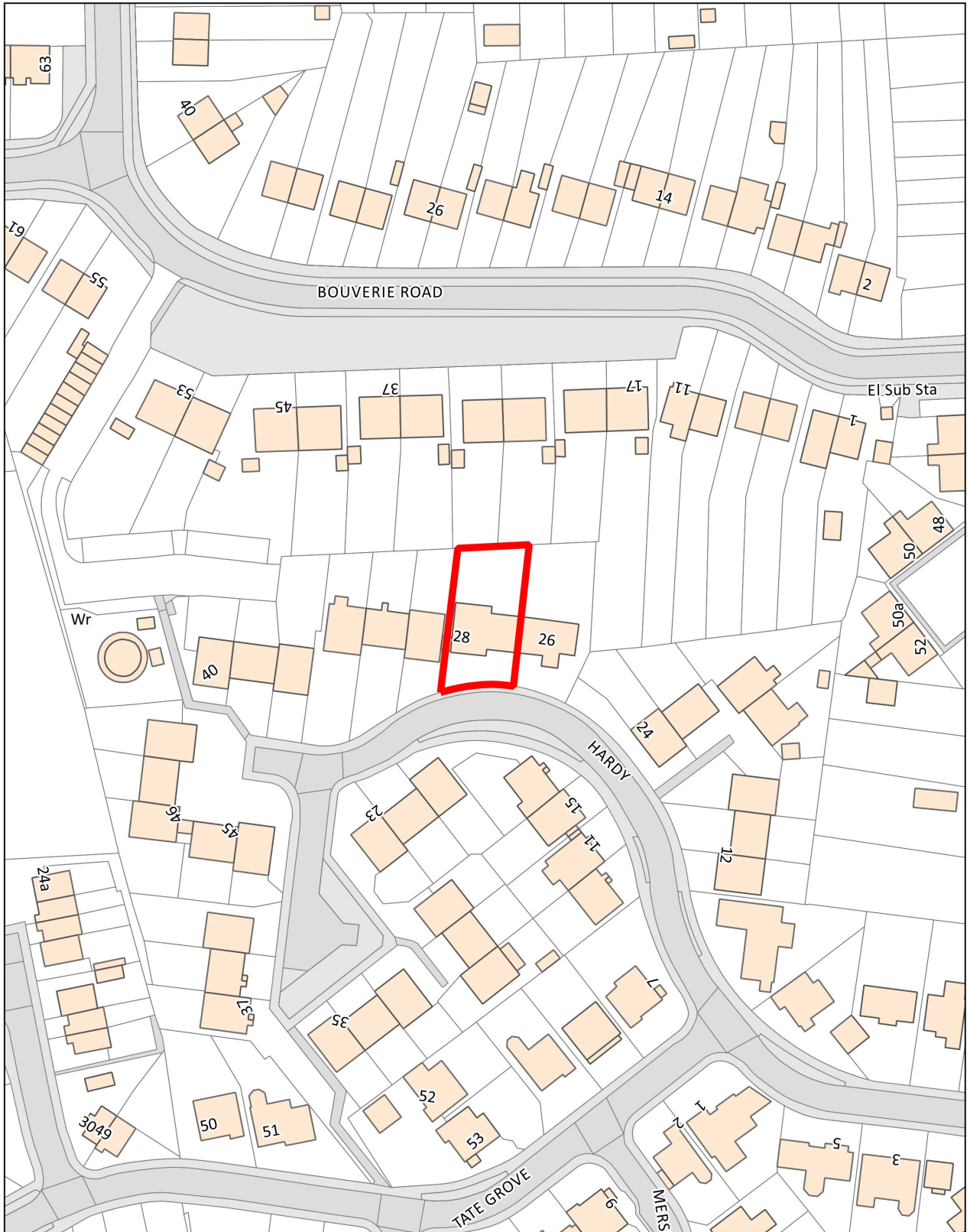
10.1 Application file N/2017/1430.

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: **28 Hardy Drive**

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Date: 04-01-2018

Scale: 1:1,000

Drawn by: -----