

## **Addendum to Agenda Items Tuesday 8<sup>th</sup> May 2018**

### **7. OTHER REPORT**

**7a**

**Planning applications for the replacement of weatherboard cladding, rendering of existing brickwork, replacement of windows to UPVc frames and installation of bin storage for 43 apartment units at Thorplands**

No update.

**7b**

**Proposals for a rail freight interchange (including warehousing) and associated highway works**

**Land to the west of Junction 15 of M1 Motorway, Northamptonshire**

No update.

### **9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

**9a**

**N/2018/0389**

**Listed Building Application for the installation of track lighting in the West Wing and one room in the East Wing**

**Abington Museum Manor House Abington Park, Wellingborough Road**

No update.

**9b**

**N/2018/0397**

**Listed Building Application for the installation of primary and secondary barriers and control access through existing openings with new sliding doors, door furniture and electronic locks**

**The Guildhall, St Giles Square**

No update.

### **10. ITEMS FOR DETERMINATION**

**10a**

**N/2017/1356**

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants, together with creation of lightwell and enlarged cellar window to front elevation**

**28 Byron Street**

Two additional representations received:

- The property has sewage problems
- There is not room for more cars in the street

- There is a security problem due to access via the roofspace
- Concerns over the lounge being in the cellar

**Officer Response:**

Sewage issues will be covered by other authorities. In respect of security, it cannot be assumed that occupants of a HIMO are any more of a security risk than other occupants. The other points raised have been covered in the Committee Report.

**10b**

**N/2018/0071**

**Change of use of dwellinghouse (Class C3) to house in multiple occupation (Class C4) for 6 occupants**

**39 St Michaels Mount**

No update.

**10c**

**N/2018/0112**

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 7 occupants**

**14 Abington Grove**

No update.

**10d**

**N/2018/0167**

**Garage extension with first floor extension over and rear ground floor infill**

**16 Claystones**

Further comments have been received from two neighbouring properties in response to the officer's report. The comments are summarised as follows:

- No extension has been done to the existing properties in the Claystone and such extension will result in adverse impact on the character of the area.
- There are 4 distinct design of the houses so the description of the area should not be generalised to have varying house types.
- The applicant has advised about loft conversion and having an additional bedroom, which would increase the demand of parking and overdevelopment of the site so permitted development rights should be withdrawn.
- The proposed extension will increase the shadow on No.18.
- The proposed extension does not meet the adopted parking standards and shall be refused on parking grounds.
- The applicant runs a client facing business, which invites traffic and result in parking issues in the area.
- Presence of bats is not addressed adequately by the officer's report and a condition should be attached to any permission to submit a bat survey.
- Proposed material for the dormer should be conditioned to be agreed by Local Authority and shall be a pre-commencement condition.

The Applicant is unable to attend the Committee and has submitted the following information:

- There are no bats in the roof.
- Proposal was amended to address the concerns raised by the neighbours in relation to parking and design, would happily change the garden element outside the front of the house to make more driveway space if that was a requirement.
- Students no longer park outside the house, unless cars have pulled up momentarily to drop off students due to bad weather or it being dark. All visitors (unless they are delivery

personnel or people who have not previously visited) will park on the main road that runs up into the top of the cul-de-sac.

**Officer's response:** all the issues raised in the additional comments are already covered in the officer's report.

**10e**

**N/2018/0206**

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants**

**15 Towcester Road**

**Local Highway Authority** – in relation to the rear access, there is not sufficient width to create an access with pedestrian visibility.

**10f**

**N/2018/0287**

**Two storey/single storey rear extension with internal alterations and new obscure glazed window to first floor side elevation**

**34 Sam Harrison Way**

No update.

**10g**

**N/2018/0338**

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants**

**114 Oxford Street**

No update.

**10h**

**N/2018/0466**

**Single storey extension to Community Centre**

**Blackthorn Community Centre, Longmead Court**

**The agent** confirmed that the proposal does not include any additional external plant.

**10i**

**N/2018/0485**

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants**

**98 Lutterworth Road**

No update.