

PLANNING COMMITTEE: 7th June 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/0644

LOCATION: 37 Henry Bird Way

DESCRIPTION: Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants

WARD: Delapre & Briar Ward

APPLICANT: Ms Choo Ling Len
AGENT: Wicken Design Associates

REFERRED BY: Councillor V Culbard
REASON: Parking and refuse concerns

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 considered acceptable in principle as it would not result in an over concentration of similar uses within the vicinity of the site, would provide adequate facilities for future occupants and would not be at risk from flooding. Notwithstanding existing parking conditions in the local area, the site is in a sustainable location close to a Local Centre, bus services and amenities and would provide adequate facilities for cycle storage and refuse storage. The proposal thereby complies with Policies H1, H5, BN7 and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement (IPPS) and the aims and objectives of the National Planning Policy Framework.

2 THE PROPOSAL

- 2.1 Permission is sought for a change of use from a dwellinghouse (Use Class C3) to a house in multiple occupation (HIMO) (Use Class C4) for 3 people. No external alterations are proposed to the property. The site has an integral garage and one off-street parking space to the front of the garage.
- 2.2 The site lies within an Article 4 Direction area, which removes permitted development rights for change of use from a dwelling to a HIMO.

3 SITE DESCRIPTION

- 3.1 The application site comprises a three storey, mid terrace, three/four-bedroom property. It is located in a residential area consisting of a mixture of similar terraced dwellings and flats. To the west of the application site is 35 Henry Bird Way which is an end of terrace three storey dwelling, which was granted planning permission for change of use to a HIMO (for 3 persons) at Planning Committee on 10th April, 2018. To the east of the site is 1-11 Johnson Court which is a block of 12 flats. To the north of the site is 15 Johnson Court.
- 3.2 The ground floor of the application property consists of an integral garage, an entrance hall with a WC and a lounge/bedroom with doors leading into the rear garden. The first floor has a lounge and kitchen and the second floor has three bedrooms (one with an en-suite bathroom), and a further separate bathroom. The property has one off-street parking space to the front and a rear garden with gated access from Johnson Court.
- 3.3 The site is in close proximity to the new Waterside University Campus and facilities on London Road and St. Leonard's Road. It is also within close walking distance (across a foot bridge) to the supermarket site on Victoria Promenade and the town centre.
- 3.4 The site lies within Flood Zone 2

4 PLANNING HISTORY

- 4.1 N/2018/0020 - Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4/5 occupants - withdrawn
- 4.2 PA/2017/0363 – Pre-application advice regarding change of use to HIMO.

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 - Core Principles seeks to secure high quality design and a good standard of amenity for existing and proposed occupiers.

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

Paragraph 50 - states that planning should 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.

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
Policy H5 – Managing the existing housing stock
Policy S10 – Sustainable Development Principles
Policy BN7 - Flood Risk

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
Policy H30 – Multi-occupation of a single dwelling

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 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 50metre 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 V. Culbard** – States that this is a quiet street with many retired residents and there are a lack of parking places and issues with rubbish disposal and noise. States that any increase in the amount of residents will put pressure on the street. Called in the application for consideration by the Planning Committee.

6.2 **Highway Authority (NCC)** – No comments to make.

6.3 **Private Sector Housing (NBC)** - advised that the room sizes, amenities and facilities shown on the submitted plans indicate that the proposed HMO would meet the requirements for a three occupant HMO.

7 **APPRAISAL**

Principle of the development

7.1 The conversion of the existing dwelling to a HIMO is considered to be in line with national policy requirements to deliver a wide choice of homes to create sustainable and mixed communities. Policy H5 of the JCS allows for HIMOs where the proposal would not adversely impact on the character of the area and amenity of residential areas.

Area concentration

7.2 Council records evidence that there is one confirmed HIMO (35 Henry Bird Way) within a 50m radius of the application site. The use of the dwelling as a HIMO would equate to 2.12%

concentration in the area. This would clearly fall below the 15% maximum threshold recommended by the Council's adopted Interim Planning Policy Statement in relation to HIMOs. It is considered therefore that there would still be a reasonable mixture of house types within the vicinity in order to meet the differing needs of residents.

Size of property and facilities for future occupiers

- 7.3 Policy H30 of the Local Plan, although dated, is in line with the aims of NPPF in respect of the provision of adequate amenity for proposed occupiers and requires HIMOs to be of sufficient size to accommodate the proposed use. The property is considered to be of sufficient size, providing room sizes in accordance with the Council's HIMO Facilities and Amenities Guidance and appropriate kitchen/dining, WC and wash facilities. A condition restricting the use of the property to a maximum of 3 people would ensure over-development does not occur. All bedrooms would be served by adequate outlook and light. Private Sector Housing has advised that the accommodation proposed meets the requirements for a three occupant HIMO.

Flood Risk

- 7.4 It was established through the submission of the previous application at 37 Henry Bird Way that the site lays outside the area of flood hazard mapping due to the fact that the house was built post 1998 floods and land levels were raised and flood risk mitigation implemented. The proposal therefore falls under Environment Agency flood risk standing advice which indicates that the proposal is acceptable. Furthermore it is noted that the proposal does not include ground floor sleeping accommodation.

Highways/Parking

- 7.5 The IPPS sets out clearly that where limited or no parking provision is proposed, the site must be either within 400m of a bus stop, or within walking distance of a district centre, local centre or neighbourhood parade. Only outside such locations is parking required to be provided.
- 7.6 The application property is located within easy walking distance to facilities at St. Leonards Road, London Road and the town centre. It is considered that the application site is in a sustainable location within 290 metres of a bus stop on London Road. In this regard, the proposal is in accordance with the requirements of the IPPS in respect of parking considerations.
- 7.7 Within such areas, the IPPS recommends that storage space should be provided which is accessible to cycle users. The application site has an integral garage which will provide secure cycle storage.
- 7.8 The proposal is, therefore, in compliance with this principle of the IPPS. However, a further consideration in respect of parking is the Northamptonshire Parking Standards. This document was adopted in September 2016, after the IPPS.
- 7.9 The Northamptonshire Parking Standards state that Houses in Multiple Occupation shall provide on plot parking at the ratio of one parking space per bedroom. The proposed development will produce a demand for 3 parking spaces, which is the same requirement for a 4 bedroom dwelling. It can be concluded therefore that the proposal will have a neutral impact on Highway Safety. No comments have been received from the Highway Authority.
- 7.10 In addition there is no evidence to support that all residents would own cars. Given the number of occupants arising from the existing use and the sustainable location of the property, it is not considered that a refusal on highway grounds could be upheld at appeal.
- 7.11 Furthermore, regard must be paid to previous appeal decisions over the past few months where Planning Inspectors have consistently taken the view that where a site is close to local amenities and public transport, and no parking is provided, considerable weight has been given to the sustainable location of the site, and the appeals concerned have been allowed. Indeed, some Inspectors have taken the view that proposed occupiers in recognising the lack of parking provision and proximity to amenities, may choose the location for this purpose and not wish to have cars.

- 7.12 Notwithstanding the fact that there is an outstanding application for a HIMO adjacent to the site which may have the potential for cumulative impacts on parking within the locality, in view of the recent appeal decisions, and the weight the Inspectors have given to the sustainability of locations, and having regard to the sustainable location of the application site, the number of occupants proposed, and that secure bicycle storage will be provided, in accordance with the requirements of the IPPS, it is not considered that a refusal on highway grounds could be upheld.

Refuse/Cycle storage

- 7.13 Plans have been submitted which indicate that the integral garage shall be used for bin storage in addition to cycle storage. This is considered to be acceptable and a condition will ensure that this facility is retained.

Amenity

- 7.14 The proposed use falls within Use Class C4, which in effect categorises this as a residential use. There is no evidence to demonstrate that the proposal would generate adverse amenity impacts such as noise or anti-social behaviour over and above those created by a more conventional C3 dwelling. Consequently, it is not considered that a 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 would not lead to an unacceptable concentration of HIMOs within the locality that would adversely affect upon the character of the local area, street scene, nor would the development have significant adverse impacts on neighbouring amenity or parking provision. The property is of sufficient size to accommodate the level of accommodation as proposed.
- 8.2 The proposed development would be in accordance with the requirements of Policies H1, H5, and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement and the aims and objectives of the National Planning Policy Framework.

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 plans: Site Location Plan, Proposed Floor Plan HBW 2/1.

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

3. The development hereby permitted shall be occupied by a maximum of three residents at any one time.

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

4. The refuse and cycle storage shall be implemented in accordance with the details shown on the approved plan HBW 2/1 and be retained throughout the lifetime of development.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

5. The second floor study room as shown on the submitted plan shall not be used as a bedroom at any time.

Reason: In the interests of amenity of the proposed occupiers in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy

10. BACKGROUND PAPERS

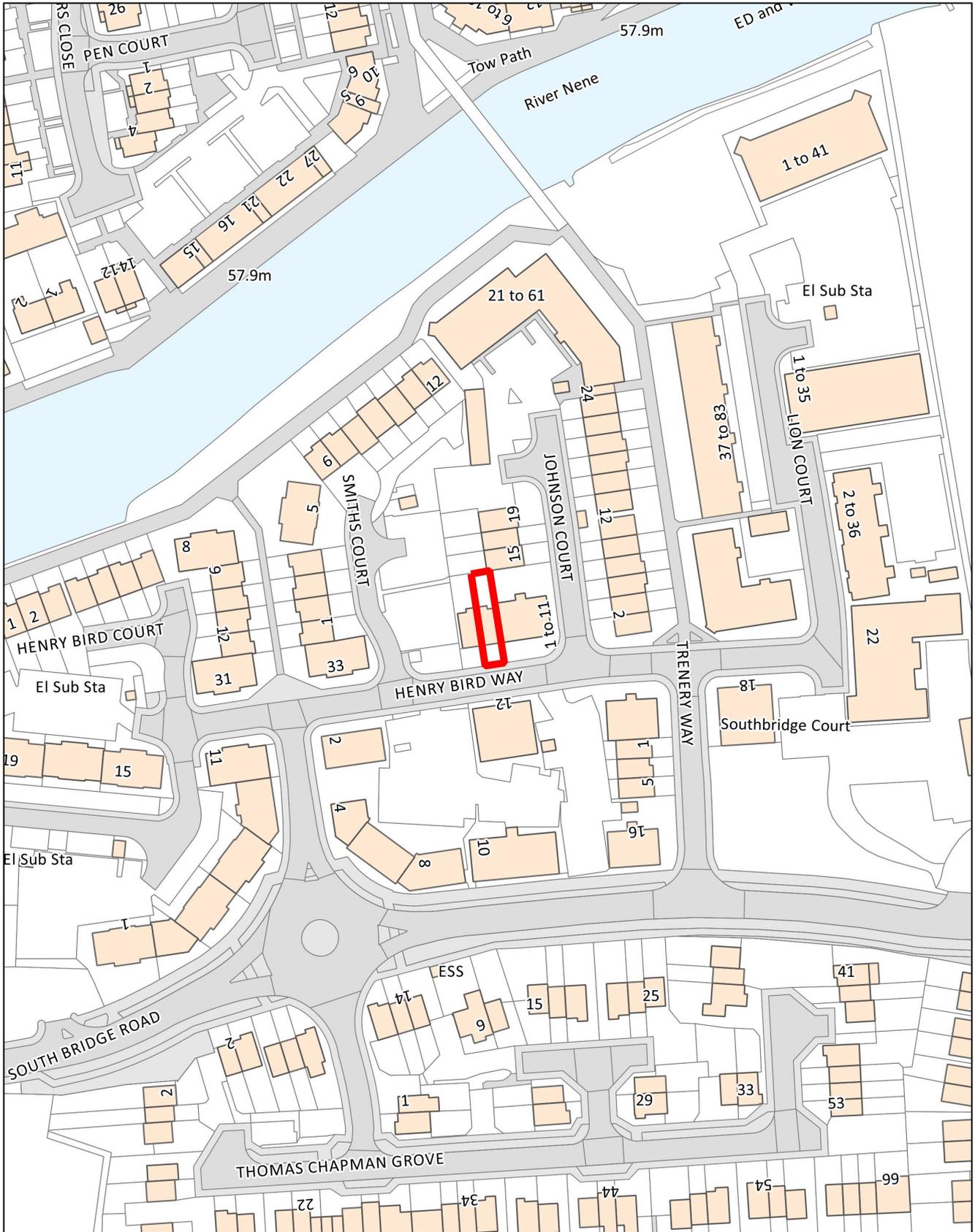
10.1 N/2018/0644.

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.



NORTHAMPTON
BOROUGH COUNCIL

Title: **37 Henry Bird Way**

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Scale: 1:1,250

Drawn by: -----