

PLANNING COMMITTEE: 22nd January 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1488

LOCATION: Flat 1 Community Room St Barnabas House , Lower Harding Street

DESCRIPTION: Conversion of existing community room into a single residential dwelling (retrospective)

WARD: Castle Ward

APPLICANT: Keepmoat Regeneration Engie
AGENT: C Goudie

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 change of use to a single apartment is acceptable and would have no adverse impact on the street scene or on the residential amenities of neighbouring properties and would not have a significant impact in respect of highway safety. The proposal complies with policies S10 and H1 of the West Northamptonshire Joint Core Strategy, Policies 1 and 24 of the Central Area Action Plan and the National Planning Policy Framework.

2 THE PROPOSAL

2.1 The current application seeks retrospective planning permission for conversion of a community room to a flat, including a bedroom, lounge, kitchen and a bathroom.

3 SITE DESCRIPTION

3.1 The site consists of a first floor unit which was previously used as a community room. The site was vacant for some time before it was converted to a flat.

3.2 The site is located at the first floor of the St Barnabas House, which is a block of flats. The area is predominantly residential in character.

4 PLANNING HISTORY

4.1 None relevant.

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 Central Area Action Plan (2013), and Neighbourhood Development Plans

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 section is of particular relevance to this application:

Section 12 – Achieving well-designed places.

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

5.4 Northampton Central Area Action Plan 2013

The Central Area Action Plan (CAAP) provides specific planning policy and guidance for the town centre and adjoining areas where significant regeneration and investment is proposed in the period up to 2026 and is in conformity with the objectives of the NPPF. Relevant policies include:

Policy 1 – Promoting Design Excellence

Policy 24 – Spring Boroughs

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

5.6 Other Material Considerations

Spring Boroughs Neighbourhood Plan

The Spring Boroughs Neighbourhood Plan was made in April 2016, and now forms part of the development plan for Northampton.

6 CONSULTATIONS/ REPRESENTATIONS

6.1 **NBC Environmental Health:** No objection.

7 APPRAISAL

7.1 The NPPF supports well-designed sustainable housing development that provides a good standard of amenity for existing and proposed occupiers. The West Northamptonshire Joint Core Strategy seeks to ensure development is located primarily in the principal urban area within easy access of facilities and encourages the use of previously developed land having regard to achieving high quality design, in keeping with the character of the surrounding area.

7.2 The application site is located in an established residential area, which is allocated as a Primarily Residential Area in the Local Plan. It is also identified as a housing area in the Spring Boroughs Neighbourhood Plan. Residential use is therefore considered to be acceptable in principle.

7.3 The premises were used as a community room but were vacant for some time before it was converted to a residential flat.

7.4 The change of use has resulted in internal alterations only. It is considered that there would be no adverse visual impact resulting from the proposal.

7.5 The change of use from a community room to a flat is a more compatible use in this block of flats and would not have any undue impact on neighbouring occupiers. The flat would provide a good level of accommodation for the occupiers.

7.6 The proposal does not include any dedicated parking for this unit. On-street parking is available in the area, although this is limited. However, it is considered that as the site is within a sustainable location and within walking distance from the town centre, it is considered that the impact on highway safety is acceptable. In any event, the former use as a community room would have generated more vehicular movements than the proposed residential use.

7.7 No comments have been received from the Highways Authority.

8 CONCLUSION

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

8.2 The proposal would therefore comply with Policies S1, S10 and H1 and RC2 of the West Northamptonshire Joint Core Strategy, and the aims and objectives of the National Planning Policy Framework.

9 CONDITIONS

9.1 None.

10 BACKGROUND PAPERS

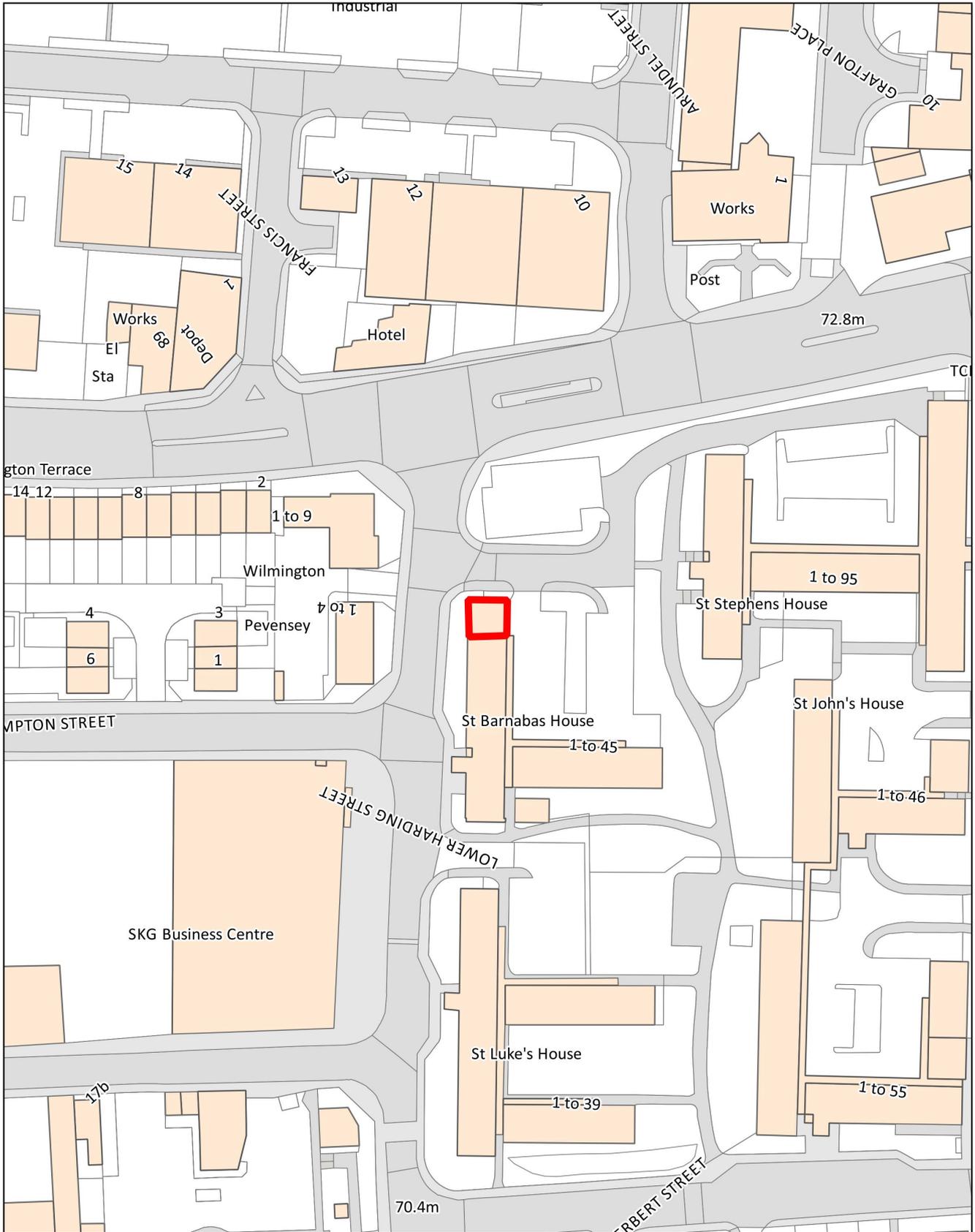
10.1 N/2018/1488.

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: **St Barnabas House. Lower Harding St**

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Scale: 1:1,000

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