

Addendum to Agenda Items Tuesday 3rd September 2019

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

9a

N/2019/0836

Listed Building Consent Application for the installation of a permanent external ladder and landing outside the first floor Farmers Room flat roof and the installation of a permanent internal access staircase and landing inside the Guildhall Clock Tower (including mansafe at roof level below parapet level)

The Guildhall, St Giles Square

No update.

10. ITEMS FOR DETERMINATION

10a

N/2018/1722

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants together with enlarged lightwells to front and rear and enlarged windows to front and rear at basement level

29 Stimpson Avenue

Additional comments received from **Private Sector Housing** – The property is suitable for 6 people in 6 households. A separate WC and hand basin will need to be provided.

Officer Response: The need for a separate WC is a licencing requirement which will be dealt with when the property is licenced.

One additional representation received from a neighbouring occupier making the following concerns:

- The application has been made to regularise existing state of affairs
- There are a number of Himos already in the street
- Parking is already over-stretched
- Refuse provision may be inadequate
- Fire escape route may be inadequate
- Need to ensure load bearing walls are not affected.
- Cycle store is only accessible through the kitchen. This will not therefore be used and bikes will be left in the hallways.

Officer Response: It is confirmed that this is a retrospective application to regularise the use. This should not influence the decision. The number of existing HIMOs and parking considerations are covered in the Committee report. In respect of refuse storage, a condition requiring full details is proposed and it will be ensured at that time that the provision is adequate. Fire escape routes and load bearing walls are not planning considerations. In respect of cycle storage, the provision of a store which has to be accessed through the house is usual for this type of use and has been approved on many previous occasions.

10b

N/2019/0404

2 no. new detached dwellings with garages

Land to rear of the Wooden Walls of Old England Public House, 25 High Street, Collingtree

Further comments received from the **Local Highway Authority** regarding the design of the access including seeking clarification of pedestrian visibility splays. The access arrangements have been designed to meet the requirements of Highways and were approved under the existing planning permission for two dwellings fronting Watering Lane with the requisite 0.6m pedestrian visibility splays.

10c

N/2019/0481

Siting of a prefabricated, single storey 'Car Store' premises ('pod')

Morrisons Superstore , Kettering Road

Councillor C Russell objected to the application on the following grounds:

- Loss of amenity to the local residents due to increase traffic and noise;
- Increase of traffic, air pollution and emissions in the area of a children's nursery making access more difficult for parents to drop off and collect their young children;
- Single sales market which could easily be relocated to 'In and Out' a few miles up Kettering Road;
- Over development in an already cramped space which is located in a quiet residential area;
- Called in the application.

Two additional representations raising objections to the scheme have been received. These objections raise traffic and pedestrian safety concerns and also object to the application on the grounds of noise, pollution, the proposal would use up valuable space and in a residential area.

Officer response: Due to the scale of the proposal, it is not considered it would cause undue noise and pollution impact and Environmental Health has no objection to the proposal. In addition, the Local Highway Authority raise no objections to the proposal on pedestrian or highway safety grounds.

10d

N/2019/0519

Single storey and two storey rear extension, first floor pitched roof extension above garage and pitched roof porch to front elevation

22 Atterbury Way

Paragraph 2.2 of the report – should refer to no.20 and not no.24.

Paragraph 8.7 first two lines to be replaced with “The proposed first floor side extension would be sited adjacent to the side elevation of No.20, which has no window on the first floor side elevation.”

Amended Paragraph 8.8 of the report:

The proposed two storey rear extension would be sited away from the common boundary between these two properties and the first floor window on the rear elevation would have a very oblique view into the rear-end of the garden at No.20. It is therefore not considered to have detrimental impact on the amenity of this neighbouring property. **The proposed first floor rear extension projects 3.5m from the rear wall. It is worth noting that the proposed single storey extension and a first floor rear extension with a 3m projection could be carried out as permitted development without planning permission under current legislation. The proposal at the rear is only marginally bigger than what could be built without planning**

permission. A condition has been recommended to withdraw the permitted development rights to install any new window on the side elevations without the prior approval from Local Planning Authority to ensure the privacy of the adjoining properties.

Additional representation received making the following points:

- There is space for alternative extension to the east of the existing house and would then not appear much larger and not upset the balance of the close;
- The first floor extension would protrude beyond the existing house lines and necessitate a high roof line.
- This large extension and consequent increase in value would preclude a lot of buyers when the property comes up for sale. This is an over-development of the existing house.
- The development would invade privacy.

Officer response: Members are reminded that alternative development is not a material consideration when considering the application. The impacts of the development are discussed in Section 8 of the report.

10e

N/2019/0647

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants, including single storey rear extension
39 Wycliffe Road**

Five signature petition received making the following points:

- Lack of parking – will exacerbate parking problems
- Overdevelopment – will increase noise and traffic
- Development of rear garden is out of character with the surrounding area.

Officer Response: The response to the points made is covered in the Committee Report.

10f

N/2019/0680

**Proposed change of use from dwelling (Use Class C3) to house in multiple occupation (Use Class C4) for 4 occupants
35 Hood Street**

No update.

10g

N/2019/0736

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants, including single storey rear extension
52 Lutterworth Road**

Additional comments received from **Private Sector Housing** – The property is suitable for 6 people in 6 households. A separate WC and hand basin will need to be provided.

Officer Response: The need for a separate WC is a licencing requirement which will be dealt with when the property is licenced.

10h

N/2019/0811

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants (Part Retrospective)
2 Victoria Gardens**

No update.

10i

N/2019/0884

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants

49 Lutterworth Road

One additional neighbour letter has been received raising concern with parking issues and the impact upon other residents from this.

Officer Response: The response to the points made is covered within the committee report.

10j

N/2019/0860

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants, including single storey rear extension

19 Burns Street

Further comments received from the **Local Highway Authority**, requesting further details of accessibility to public transport and facilities in the area. No further comments received from the applicant, however, as detailed in Paragraph 7.8 of the report, there are bus stops within 370m of the site and facilities on Kettering Road.

10k

N/2019/0866

Change of Use of Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants, with replacement of existing conservatory with single storey rear extension

85 Lea Road

No update.

10l

N/2019/0904

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants, including raising of roof over existing single storey rear addition

73 Delapre Street

Councillor G Walker objected to the application on the following grounds:

- Loss of a family home
- Lack of parking
- Concerned the extension would go from 4 occupants to 5

One additional representation received object to the application on the grounds of:

- Far Cotton has now far too many HIMOs
- The Highways Department may say there are good bus routes for this area, but with the increase in HIMOs, parking has become a real problem. If each of these people has a car means demand for 4 cars, rather than just 1 or 2.
- The issue of fly tipping has increased recently, and is getting worse. Landlords are not accessible to discuss these issues and it has been up to the local residents to sort out.
- There have been many other times when local residents have been disturbed by loud parties going on. Again, the landlord is inaccessible and the police are unable to deal as they are far too under resourced.

Officer Response: The number of existing HIMOs and parking considerations are covered in the Committee report. Fly tipping and anti-social behaviour is not covered under planning legislation, any complaints on these issues would be dealt with by Environmental Health. The application is for 4 occupants and if approved a condition to this effect will be placed on the decision notice.

11. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS

11a

N/2019/0253

Demolition of 12no domestic lock up garages and erection of 1no new build dwelling and parking spaces

Lock Up Garages rear of 143 Churchill Avenue

No update.

11b

N/2019/0385

Demolition of 4no domestic garages and construction of 2no new dwellings with associated parking

Lock Up Garages, Baukewell Court

No update.