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Meeting: North Northamptonshire Planning Committee (North)
Date: Wednesday 6th March 2024
Time: 7:00 pm
Venue: Council Chamber, Corby Cube, George Street, Corby, NN17 1QG

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<https://www.youtube.com/c/DemocraticServicesNorthNorthantsCouncil>

To members of the North Northamptonshire Planning Committee (North)

Councillors Wendy Brackenbury (Chair), Vacancy (Vice Chair), Charlie Best, Robin Carter, Mark Dearing, Alison Dalziel, Dez Dell, Paul Marks, Simon Rielly, David Sims, Geoff Shacklock, and Keli Watts (1 Vacancy)

Substitute Members: Councillors Jean Addison, Ross Armour, Lyn Buckingham, Jim Hakewill, Larry Henson, Ian Jelley, Macaulay Nichol, Jan O'Hara, Anup Pandey, Sarah Tubbs

Agenda			
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	ii) NC/23/00273/COU Land Adjacent 15 Kettering Road, Stanion Change of use from B1 office to residential, one bedroomed dwelling - single storey	Development Services	25 - 36
Urgent Items			
To consider any items of business for which notice has been given to the Proper Officer prior to the meeting and the Chairman considers to be urgent pursuant to the Local Government Act 1972.			
06	Close of Meeting		
	Sanjit Sull, Monitoring Officer North Northamptonshire Council  Proper Officer Tuesday 27th February 2024		

*The reports on this agenda include summaries of representations that have been received in response to consultation under the Planning Acts and in accordance with the provisions in the Town and Country Planning (Development Management Procedure) Order 2015.

This agenda has been published by Democratic Services.

Committee Officer: Callum Galluzzo

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ITEM	NARRATIVE	DEADLINE
Members of the Public Agenda Statements	Members of the Public who live or work in the North Northamptonshire council area may make statements in relation to reports on the public part of this agenda. A request to address the Planning Committee (North) must be received 2 clear working days prior to the meeting at democraticservices@northnorthants.gov.uk Each Member of the Public has a maximum of 3 minutes to address the committee.	12 Noon Tuesday 5 th March 2024
Member Agenda Statements	Other Members may make statements at meetings in relation to reports on the agenda. A request to address the committee must be received 2 clear working days prior to the meeting. The Member has a maximum of 3 minutes to address the committee. A period of 30 minutes (Chair's Discretion) is allocated for Member Statements.	12 Noon Tuesday 5 th March 2024

If you wish to register to speak, please contact the committee administrator

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Where a matter arises at a meeting which **relates to** other Registerable Interests, you must declare the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but must not take part in any vote on the matter unless you have been granted a dispensation.

Where a matter arises at a meeting which **relates to** your own financial interest (and is not a Disclosable Pecuniary Interest) or **relates to** a financial interest of a relative, friend or close associate, you must disclose the interest and not vote on the matter unless granted a dispensation. You may speak on the matter only if members of the public are also allowed to speak at the meeting.

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Minutes of a meeting of the Planning Committee (North)

At 7.00 pm on Wednesday 17th January, 2024 in the
Council Chamber, Corby Cube, George Street, Corby, NN17 1QG

Present:-

Members

Councillor Wendy Brackenbury (Chair)

Councillor Charlie Best

Councillor Robin Carter

Councillor Alison Dalziel

Councillor Dez Dell

Councillor Paul Marks

Councillor Simon Rielly

Councillor David Sims

Councillor Joseph John Smyth

Officers

Troy Healy Development Services

Pete Baish Development Services

Sara Fayaz Legal Representative

Callum Galluzzo Democratic Services

59 **Apologies for non-attendance**

Apologies for non-attendance were received from Councillors Geoff Shacklock, Keli Watts, Mark Dearing and Cedwien Broen

It was noted that Councillor Ian Jelley was present as a substitute for Councillor Cedwien Brown

60 **Minutes of the meeting held on 6th December 2023**

RESOLVED that the minutes of the meeting of the Strategic Planning Committee held on 6th December 2023 be approved as a correct record.

61 **Members' Declarations of Interests**

The chair asked members to declare any interests on items present on the agenda.

No declarations were made.

62 **Applications for planning permission, listed building consent and appeal information***

The Committee considered the following application for planning permission, which were set out in the Development Control Officers Report and supplemented verbally and in writing at the meeting.

The reports included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-.

63 NE/21/00742/FUL - Land to Rear of Cemetery, Stoke Doyle Road, Oundle

Members received a report for which full planning permission was being sought for the erection of 50 dwellings with associated open space, parking, landscaping and access on the land to the rear of the cemetery on Stoke Doyle Road in Oundle for David Wilson Homes.

The case officer addressed the committee and provided an update which stated that paragraph 7.9.1 of the committee report was to be amended to take into account appropriate obligations to secure the long term maintenance of the open space and that Condition 31 was deleted due to the full details (floor plans) of the M4(2) and M4(3) already being secured as part of the approved plans condition (condition 3). It was also stated that condition 28 was recommended to be slightly re-worded to strengthen up details required and take into account that the surface water drainage system is required to be maintained with replacements and repairs in full for the lifetime of the development.

Sue Heaney addressed the committee as a third party objector to the proposed development and stated that the application would have a major negative visual impact in relation to overlooking and privacy issues for nearby residents. Landscaping and wildlife concerns were also raised.

Jeff Cox also attended the committee and addressed the committee as a third party objector raising several concerns involving highway and pedestrian safety as well as the detrimental impact of increased traffic flow.

David Gooda then addressed the committee as a third party objector to the proposed development and raised concerns regarding flooding risks and the necessity for immediate remedial works in order to protect area at most risk from flooding due to the development.

Alex Wood Davis also attended the meeting and also addressed the committee as a third party objector to the proposed development stating that there had been major public objections to the development and that these concerns had not been addressed by the developer including the possible reorientation of the properties closest to existing dwellings.

Mark Quigley then addressed the committee as a third party objector raising concerns regarding flood risk and the detrimental impact on local infrastructure and the need for the developer to help mitigate flood risk for local residents.

Nick Kohli and Pritesh Shah then addressed the committee as agents on behalf of the applicant stating that the application had undergone an extensive consultation exercise and benefitted from allocation in the local area plan and offered a mixture of

house types including 22% affordable housing. The development also benefitted from S106 contributions towards local education, health services and local transport.

Members sought clarification and satisfaction regarding the concerns raised about flood risks as well as landscaping and remedial works in order to protect wildlife and residential amenity.

Following debate it was proposed by Councillor Brackenbury and seconded by Councillor Marks that planning permission be GRANTED subject to conditions and completion of a satisfactory Section 106 legal agreement which secures the planning obligations.

(Members voted on the officers recommendation to approve the application)

(Voting: For 5, Against 3)

The application was therefore
APPROVED

64 Exempt Items

None

65 Close of Meeting

Chair

Date

The meeting closed at 8.15 pm

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North Northamptonshire North Planning Committee 6th March 2024

Application Reference	NK/2023/0079
Case Officer	Natalie Price
Location	Westview, 43 Kettering Road, Rothwell
Development	Creation of a 7 bedroom (14 person) HMO with entrance porch, alter window to French doors, insert window and rooflights. Construction of 1 no. dwelling with associated parking / external works
Applicant	Mr D Howes Eckland Lodge Business Park Ltd
Agent	Mr A Brown
Ward	Rothwell and Mawsley Ward
Overall Expiry Date	21/04/2023
Agreed Extension of Time	13/10/2023

All plans and documents can be viewed using the application reference number at <https://www.kettering.gov.uk/planningApplication/search>

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because it falls outside of the Council's Scheme of Delegation as the proposal has received more than 5 neighbour objections that constitute substantive material planning considerations and the Chair and Vice Chair of the Committee agree that the objections received contain a substantive material planning consideration determination of which cannot be resolved outside of a committee resolution.

1. Recommendation

1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 Full Planning Permission: Creation of a 7-bedroom (14 person) HMO with entrance porch, alter window to French doors, insert window and rooflights. Construction of 1 no. dwelling with associated parking / external works
- 2.2 The floor plans of the 7-bedroom HMO show a communal kitchen/dining area with one ensuite room on the ground floor, a further three ensuite rooms on the first floor and three ensuite rooms on the second floor. The basement area is to be used as a communal space. The existing single storey building to the rear of the site is to be demolished and a new two storey dwelling would be constructed. The new house would have a living room, kitchen and w.c. at ground floor level with one bedroom and bathroom at first floor and one bedroom at roof level.
- 2.3 The proposal would include a mixture of hard and soft landscaping to provide communal gardens. To the north of the site a parking courtyard is proposed for 12 parking spaces. The existing brick wall that runs alongside the north boundary fronting Gordon Street will be demolished and a new wall with railings is to be constructed to be set back from the footpath allowing for improved visibility when exiting the site. A dedicated refuse store area is annotated on the plans to the front of the building accessed from Kettering Road.

3. Site Description

- 3.1 The application site is located to the south of Rothwell town centre on the main road through this market town. It lies within the settlement boundary and an established residential area. No. 43 Kettering Road is comprised of a substantial detached three storey dwelling within a large plot on the corner of Kettering Road and Gordon Street. The building is Victorian in style and stands at the end of a row of semidetached and terraced Victorian dwellings which front Kettering Road. The plot is bounded by a tall red brick wall to Gordon Street with a lower wall with railings above towards Kettering Road. A large timber outbuilding/summerhouse is sited on the western boundary wall.
- 3.2 Vehicular access into the site is from Gordon Street to the north of the site frontage on the western boundary. There is also pedestrian access from Kettering Road to the dwelling.
- 3.3 The building is not listed nor is it within a Conservation Area.

4. Relevant Planning History

- 4.1 KET/2009/0165 - Change of use from residential to childcare/day nursery - WITHDRAWN 08/06/2009
- KET/2009/0447 – Change of use from residential to childcare/day nursery - APPROVED 02/10/09
- KET/2011/0813 - Conversion of single dwelling to five apartments APPROVED 21/06/12

KET/2018/0114 - 2 no. detached single storey outbuildings consisting of five garden rooms REFUSED 11/04/18

KET/2018/0384 – Certificate of Lawfulness for two no. detached single storey outbuildings – GRANTED 25/07/18

KET/2020/0501 – Change of use from C3 dwelling house to 9-bedroom HMO with raised roof to single storey element to create an additional en-suite bedroom REFUSED – 23/11/20 FOR THE FOLLOWING REASONS:

The proposed development makes insufficient provision for on-site car parking and manoeuvring space to serve the proposed use. Without further evidence to demonstrate that a lesser number of car parking spaces is appropriate in this instance or that sufficient on street parking exists, this is likely to lead to vehicles reversing into the highway if unable to park within the site and generating further parking congestion in the nearby streets contrary to policy 8 (b) (ii) of the Joint Core Strategy and the NPPF which seek to ensure that there is sufficient car parking to serve new development.

The existing access into the site is insufficient in width to allow two vehicles to pass which would mean vehicles having to wait on the carriageway to enter the site if another was exiting, causing traffic to stop in the highway. In addition, due to the restricted visibility in both directions, the existing access does not provide sufficient pedestrian and vehicular visibility onto Gordon Street. The proposal is therefore likely to lead to a highway danger contrary to policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy and the NPPF which seek to ensure that there is a safe and convenient access to serve all new development.

The proposal includes the use of part of the timber 'garden room' as a site office with no details as to its proposed use or who would occupy it. Without sufficient justification based on the requirements of the proposed HMO, the use of this office could create an intensification on the use of the premises, generating further demands on the already inadequate parking provision and an intensification of the use of the substandard access. The proposal would therefore be contrary to policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy and the NPPF which seek to ensure that new development provides a safe access and car parking to serve the needs of the site.

The proposal makes no provision for the storage of waste/recycling to serve the proposed use with suitable access for collection. Without such provision the proposed development is contrary to policy 8 (i) of the North Northamptonshire Joint Core Strategy, the Sustainable Development SPD and the NPPF.

Due to its relationship and close proximity to the boundary with 2 Gordon Street, the proposed balcony on the first floor of the proposed extension would cause overlooking into this property resulting in a loss of privacy and enjoyment of the use of the garden for its occupants. This is contrary to policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy and the NPPF which seeks to ensure a satisfactory level of amenity is maintained for nearby occupiers.

NK/2021/0036 Change of Use from C3 dwelling house to 11-bedroom HMO with single storey side extension to create triple garage. Conversion of first floor roof space to habitable accommodation with dormers to front and rear. APPROVED 27/08/2021.

5. Consultation Responses

A full copy of all comments received can be found on the Council's website at: <https://www.kettering.gov.uk/planningApplication/search>

5.1 Rothwell Town Council

No objections noting the following:

The number of inhabitants has been reduced.

- the site is now in dire need of renovation.
- Council trust that this will be completed to the high standard assured by the applicants.
- As consultees ONLY to this application council appreciates that the expertise of other consultees such as Highways will enable the planning team to determine the application accordingly.

5.2 Neighbours / Responses to Publicity

There has been a total of 5 third party representations with the following concerns summarised below:

- The development is on the main access road into Rothwell and its impact is important for the whole area.
- The additional house will impact our privacy as the first-floor windows will overlook our property and garden.
- The house will be overbearing on the other houses in the area. Also, the extra house is going to put more pressure on the land as it already showing signs of subsidence.
- Will block out natural light to garden and take away privacy.
- Far too many people and rooms which could be a fire risk and the extra rubbish dumped to attract more vermin.
- Concerned about the number of occupants proposed for the HMO and lack of parking in Gordon Street as there is no obligation for residents of the HMO to use the parking provided.
- We have already been subject to loud music being played outdoors, parking on Gordon Street overhanging the junction, parking on the pathway of Kettering Road meaning locals can't park outside their homes.
- The entrance is unacceptable for vehicles to use as Gordon Road is already full to the brim with vehicles.
- As an HMO with 7 Bedrooms possibly two people making it 14 people who could all have a car each that could be 28 cars. Grounds is not big enough for turning cars or visitor parking.
- Lack of on-site parking will lead to further demand for on-street parking which currently cannot withstand additional vehicles.
- The raised bin area in my opinion will look awful from the road and will end up an eyesore and a risk to traffic.

- Oppose the balconies on the drawings as this encroaches people privacy on both Gordon Street and the wider area.
- The disastrous felling of trees out the front which has impacted the whole road. Is there any assurance to reinstate some mature trees to the site to in some way regain the look from all elevations.
- This over development of the site will significantly have an adverse effect on residents and will potentially compromise public and the level of incidents on the road.
- Further plans should be submitted showing the:- Western Elevation drawing of the whole site with proposed properties and adjacent house in Kettering Road; Northern Elevation drawing of the whole site with proposed properties and adjacent house in Gordon Street; survey drawing with existing ground levels over the site and adjacent footpaths and roads; site drawing showing finished levels for houses, car parking area and bin storage structure and a sectional drawing from east to west showing how the car park and bin storage are constructed beside the existing boundary wall on Kettering Road.

5.3 Local Highway Authority (LHA)

The LHA have the following observations: - The LHA discourage the sharing of a private access between private residential dwellings and flats/HMOs. Separate access from the public highway (either existing or proposed) should be provided for each use. A means of drainage across the back of the highway boundary (linear drain), across the proposed site access draining to soakaways contained within the applicant's own land is required. It is unlawful for surface water to drain from private property onto the public highway. The LPA must satisfy itself as regards servicing of the site. Whilst the proposed level of car parking accords with the minimum requirements it is noted the 7 bed HMO is for 14 people. The LPA should bear in mind the possibility of each person having a vehicle of their own which could double the parking requirement in a worst-case scenario. If deemed necessary, a parking beat survey to the scope below should be commissioned to evidence existing parking levels on-street. A view should be taken on the provision of EV charging facilities and no cycle parking is detailed.

5.4 Waste

An HMO of this size would be predominantly serviced by way of commercial waste collection.

5.5 Police- Crime Prevention

The application must meet the requirements of Part Q building regulation 2015 in relation to security as stated by the regulation. All doors and windows in domestic dwelling should meet the requirements of Approved Document Q of Building Regulations. Northamptonshire Police recommend the use of 3rd party accredited products. In addition to building regulation and fire safety requirements the following should apply: Ideally the door sets used to access bedrooms from communal areas should be dual certified for both fire and security.

5.6 NNC Environmental Protection

We have no comments regarding the proposal which is unlikely to introduce any new exposure to traffic noise from Kettering Road.

- 5.7 Private Sector Housing
Houses in Multiple Occupation - informative
All privately rented properties that provide accommodation for 2 or more households, comprising of a total of 5 or more persons (including any children, regardless of age), who are not related to each other, will be subject to the extended mandatory House in Multiple Occupation (HMO) Licensing Scheme under The Licensing of Houses in Multiple Occupation (Prescribed Description) (England) Order 2018 and the Housing Act 2004, Part 2, Section 61. To apply, please visit North Northamptonshire Council's website at:
<https://www.northnorthants.gov.uk/licensing/housing-multiple-occupation>

6. Relevant Planning Policies and Considerations

- 6.1 Statutory Duty
Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 6.2 National Policy
National Planning Policy Framework (NPPF) (2023)
2. Achieving sustainable development
5. Delivering a sufficient supply of homes
8. Promoting healthy and safe communities
9. Promoting sustainable transport
12. Achieving well design places
- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)
1. Presumption in favour of Sustainable Development
4. Biodiversity
8. North Northamptonshire Place Shaping Principles
28. Housing requirements
29. Distribution of new homes
30. Housing mix and tenure
- 6.4 Site Specific Local Plan Part II (SSLPP2)
LOC1 – Settlement boundaries
- 6.5 Other Relevant Documents
Northamptonshire County Council Parking Standards (September 2016)
Department for Levelling Up, Housing and Communities Statutory Guidance: Technical housing standards – nationally described space standard ('National Space Standards')

7. Evaluation

Since submission the plans have been amended to remove a dwelling a shown below. Amendments have also been made to remove or reposition some of the proposed window openings.

The key issues for consideration are:

- Principle of Development
- Character and appearance of the area
- Impact on Amenity- future and neighbouring occupiers
- Highways
- Ecology

7.1 Principle of Development

7.1.1 The NPPF seeks to make the most effective use of land and to provide for a sufficient supply of homes and a range of accommodation to meet specific needs. Policies 29 and 30 of the JCS seek to focus development on the growth and market towns to ensure that there is a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs and to assist in the creation of sustainable mixed and inclusive communities.

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7.1.2 As the site lies within the built boundary of Rothwell as identified by policy LOC1 of the part 2 Local Plan, it is a suitable location in principle for the proposed development.

7.2 Design and Visual Impact

7.2.1 National policy contained within the NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

7.2.2 Policy 8 of the JCS requires development to comply with a number of sustainable principles including being of a high standard of design and respect the prevailing density, pattern of development, complimenting existing materials and providing visual interest.

7.2.3 The property is a detached Victorian Villa set within a large plot. The main building is currently in a state of disrepair. The building stands with some prominence at a raised level compared to the highway and its main frontage faces onto Kettering Road. Officers support the view that the property is impressive, and any proposed development should respect and enhance its visual character and appearance within the street.

7.2.4 The main alterations to the front (west elevation) are the new front porch and repositioning the main entrance to front Gordon Road. To the west elevation a new window opening is proposed at first floor level to a bedroom and two velux rooflights to the side roof slope. To the south elevation the existing double window will be removed and replaced with French doors. To the east elevation a triangular window is proposed to the flank wall of the gable end roof. The proposed works to the main building are considered acceptable and would be in keeping with the character and appearance of the property. The works are minimal and would enhance the character and appearance of the property from the street scene.

7.2.5 The proposal would involve the removal of the existing single storey rear extension and a new dwelling constructed. The dwelling has been designed to be in keeping

with the north elevation of the main building, reflecting its gable roof ends and bay window features. The dwelling is acceptable in terms of its size and scale; the property has been designed to be subordinate to the main property and it has been set down from the roof of the main building and set in from the side of the main building. The proposed style and pattern of the dwelling fits well within the site, and as such it is considered that the proposal would be acceptable in the local context and street pattern.

7.2.6 In this regard, the proposal would bring much needed living accommodation up to standard and provide a new dwelling. The proposed development would improve the building and preserve its integrity. Therefore, it is not considered that the proposal would cause undue harm to the character and/or appearance of the property in this respect.

7.3 **Impact on Amenity- future and neighbouring occupiers**

7.3.1 The NPPF requires that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area and create places that are safe inclusive and accessible, and which promote health and wellbeing, with a high standard of amenity for existing and future users.

7.3.2 Policy 8(e) of the JCS seeks to ensure that development prevents harm to the residential amenities of neighbouring properties such as by reason of loss of light or overlooking.

Future Occupiers

7.3.3 With regard to the residential amenities of the future occupiers of the proposed HMO, sufficient communal living space is being provided for the occupants in the form of a large kitchen/diner as well as storage facilities in the basement of the building. In addition, a variety of bedroom sizes are proposed, and all utilise the bedrooms of the original house which are all a generous size and allow for seating areas and private ensuite facilities. The existing large windows provide adequate light and ventilation to each room.

The new dwelling would provide two bedrooms (for up to 4 persons). The dwelling would comply with Policy 30 (b) of the North Northamptonshire Joint Core Strategy which requires the internal floor area of new dwellings to meet the National Space Standards as a minimum. In addition, bedroom sizes and internal storage also meets requirements.

The proposal provides communal amenity space for both the HMO and new dwelling and so would be acceptable in terms of the amenity of future occupiers and in accordance with policy 8 e(i) of the JCS.

Impact on Neighbouring Occupiers

7.3.5 The alterations to the main house in terms of the neighbouring occupiers is considered acceptable. With regards the front porch, installation of a new window to the north elevation, replacement French doors, rooflight to the main roof slope and new triangular window at roof level to the east elevation, these alterations to the building are minimal and would not result in a loss of privacy or loss of light.

7.3.6 The proposed new house would be two storey in structure. There is a drop in the land levels between the rear garden of the application property and the garden of no 47 Kettering Road. There are several openings proposed to the southern elevation of the property, a window and door at ground floor, a window at first floor level and two rooflights within the roof. The first-floor window would overlook the garden, but this serves a bathroom and can be conditioned to obscure to ensure there is no overlooking or loss of privacy. As the proposed new dwelling has been designed to be set away from the boundary with no.47 and the roof has been designed to be hipped away from the boundary with no.47, it is considered unlikely that this would have such an overwhelming impact on the amenities of the occupiers of no 47 to warrant a refusal of permission. As the garden and the rear rooms of no 47 face in an easterly direction, the new dwelling would not block sunlight/daylight to these rooms causing harm to residential amenity.

There is one triangular window proposed to the eastern flank wall of the new house. This would serve the staircase into the roof and this high-level window can therefore be conditioned to be obscurely glazed. It is not considered that the windows as proposed would give rise to overlooking or loss of privacy to the occupiers of the properties no. 2 Gordon Road or 47. Kettering Road.

The proposed use of the building as a 7-bedroom HMO and new dwelling is considered acceptable in this instance as it would be in keeping with the building's former use as a large HMO and considering the location of the property is within an urban residential area the noise and disturbance in the area is in keeping with the general area.

7.4 **Parking and Highway safety**

7.4.1 Policy 8(b) of the JCS and section 9 of the NPPF seeks to ensure a satisfactory means of access and provision for parking and resists development that would prejudice highway safety.

7.4.2 Paragraph 115 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

7.4.3 The proposed development makes sufficient provision for on-site car parking and manoeuvring space to serve the proposed use. The proposed access onto the site would be bound by hard surfacing for a minimum of the first 5m from the highway boundary as required and has a width of 5.5m. It is noted the existing wall/rail boundary treatments would be reduced in height which are adequate in respect to visibility splays.

7.4.4 Guidance provided by Northamptonshire County Council Parking Standards (September 2016) for large HMOs (i.e above 6 bedrooms) encourages 1 space per bedroom, plus two visitor parking spaces and one covered secure cycle space per bedroom. A two bedroom requires two car parking spaces and two visitor parking spaces and two covered cycle spaces. Therefore, to satisfy these standards, 13 on site car parking spaces and 13 covered secured cycle spaces are required to serve the development.

- 7.4.5 The proposal provides a total of 12 car parking spaces (9 spaces for residents and three for visitors) which is one less than the level identified in local parking standards.
- 7.4.6 There is anecdotal evidence that there is existing parking congestion within the area, however the applicant has provided sufficient parking space for the occupiers of the development within the site and although this falls short of one car parking space for visitors it is considered that the proposal would not lead to further intensification of demand for on-street parking within Gordon Street. It is not considered that this would warrant a reason for refusal on parking grounds or lead to the over-intensification of the need for additional on-street parking to the detriment of the local area. In addition, a condition is recommended for the provision of cycle storage on site.
- 7.4.7 A dedicated refuse storage area is shown on the drawings alongside the north boundary of the property accessed via Kettering Road. This is considered an appropriate area for the refuse storage and would be accessible for kerb side collection by operators. This can be conditioned to so that further details are provided in terms of the design of the refuse storage if Members were minded to.

7.5 Ecology

- 7.5.1 Policy 4 of the JCS requires protection of key assets for wildlife, protect the natural environment from adverse effects from noise, air and light pollution, to increase connectivity of habitats amongst other matters. The NPPF, at paragraph 180(b), recognises the wider benefits from natural capital and ecosystems.
- 7.5.2 The site has no statutory or local designations. The applicant has carried out bat surveys at the request of NNC's Ecologist to assess the potential for bats to be roosting within the roof space of which is to be converted to an additional bedroom. NNC's Ecologist has reviewed the surveys and is satisfied that no licence or mitigation are necessary in this case. The application would accord with Policy 4 of the JCS.

8. Other Matters

- 8.1 The neighbour objections have been noted and are addressed within the report.

9. Conclusion / Planning Balance

- 9.1 A similar approval for the site was for the change of use to a 11-bedroom HMO. (NK/2021/0036).
- 9.2 The proposal is a sustainable development within a sustainable location and will provide the type of housing which there is a demonstrable need for within the North Northamptonshire area.

- 9.3 Revisions to the scheme following consultation have addressed officer concerns and the proposal complies with Policies 1, 8, 29 and 30 of the North Northamptonshire Joint Core Strategy and the relevant sections within the NPPF.

10. Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.

REASON: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. No development above slab level shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the amenity and protecting the privacy of the neighbouring property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. Prior to first occupation of the development a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and any existing trees to be retained shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. Any newly approved trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. The window at first floor level on the southern elevation shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking.

7. The triangular window on the west elevation shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking.

8. The parking spaces hereby approved shall be provided prior to the first occupation of the building hereby permitted and shall be permanently retained and kept available for the parking of vehicles.

REASON: To ensure adequate on-site parking provision for the approved building and to discourage parking on the adjoining highway in the interests of local amenity and highway safety.

9. No development above slab level shall take place on site until a scheme for secure and covered cycle parking (13 spaces) has been submitted to and approved in writing by the Local Planning Authority. These spaces shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interest of public health and safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

10. Prior to occupation of the development a means of drainage to prevent surface water draining onto the highway shall be provided within the site.

REASON: In the interest of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

11. Prior to the commencement of development of the 1 no. dwelling hereby approved a Demolition and Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the demolition and construction works.

REASON: In the interests of highway safety and residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

12. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority or Environmental Health. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub contractors.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

11. Informatives

Positive/Proactive - amendments

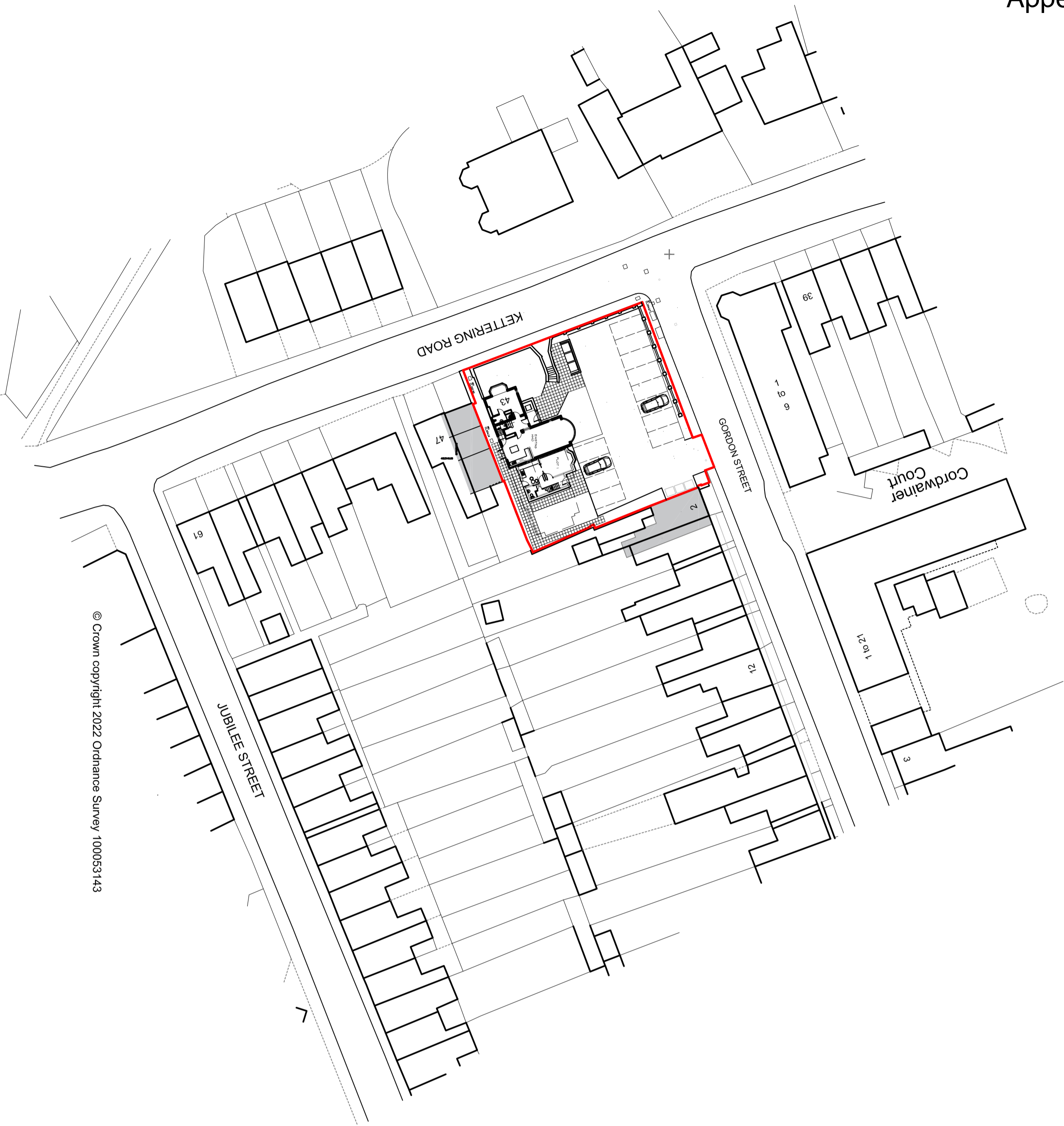
List of plans

The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

Title	NK Ref.	Agent's Ref	Received Date
Location & block plan		E-KR-22-008-C	27/06/23
Proposed site plan		E-KR-22-003-B	27/06/23
Proposed basement and ground floor plans		E-KR-22-004-B	27/06/23
Existing elevations		E-KR-22-002	07/02/23
Existing floor plans		E-KR-22-001	07/02/23
Topographical plan		T01	07/02/23
Bat emergence survey	NK/2023/0079/2		07/02/23
Preliminary roost assessment survey	NK/2023/0079/3		07/02/23
Sun path data	NK/2023/0079/4		07/02/23
Sun path 01/02/23	NK/2023/0079/5		07/02/23
Sun path 17/07/23	NK/2023/0079/6		07/02/23
Sun path 20/11/23	NK/2023/0079/7		07/02/23
HMO Licence		19-01919-EPHMO	22/02/23
Proposed first and second floor plans		E-KR-22-005-D	21/09/23
Proposed elevations (north & south)		E-KR-22-006-D	21/09/23
Proposed elevations (west & east)		E-KR-22-007-C	21/09/23

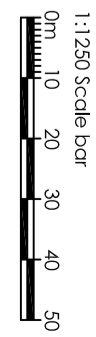
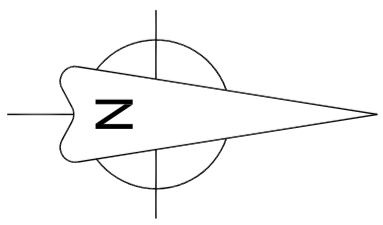
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PROPOSED BLOCK PLAN
SCALE - 1:500



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SITE LOCATION PLAN
SCALE - 1:1250



Rev	Date	By	Description
A	12.23	ADB	SCALE BAR CONNECTED
B	21.8.23	ADB	ACCESS INCREASED TO 5.9M WIDE
C	27.6.23	ADB	PLOT 2 REMOVED

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PROPOSED ALTERATIONS TO EX6 HMO AND 2 NO PROPOSED MAISONNETTES 43 KETTERING ROAD ROTHWELL

PROPOSED BLOCK PLAN / SITE LOCATION PLAN

SCALE: 1:500 / 1:1250 @A2 DATE: 31.1.2023
DRAWN BY: ADB CAD REF: 20220000000000000000

DWG No.: E/KR/22/008

C

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North Northamptonshire Area Planning Committee (North) 6th March 2024

Application Reference	NC/23/00273/COU
Case Officer	Vicki Burdett
Location	Land Adjacent 15 Kettering Road, Stanion.
Development	Change of use from B1 office to residential, one bedroomed dwelling - single storey
Applicant	Mrs Joy Smith
Agent	Mr T Sandy
Ward	Corby Rural Ward
Original Expiry Date	09.11.2023
Agreed Extension of Time	07.03.2024

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because it falls outside of the Council's Scheme of Delegation as the proposal has received more than 5 neighbour objections that constitute substantive material planning considerations and the Chair and Vice Chair of the Committee agree that the objections received contain a substantive material planning consideration determination of which cannot be resolved outside of a committee resolution.

1. Recommendation

- 1.1. That planning permission be GRANTED subject to conditions listed in the report.

2. The Proposal

- 2.1 Planning permission is sought for the change of use from B1 office to residential – a single storey, one-bedroom dwelling.

- 2.2 No changes are proposed to the existing footprint or height of the building. It is proposed to render the building using monocouche coloured render and to also replace the existing windows and doors with white UPVC.
- 2.3 A garden area is proposed to the south-east of the proposed dwelling with parking situated to the north (2 car parking spaces and a small shed to accommodate cycle storage).

3. Site Description

- 3.1 The application site is situated to the south of Kettering Road, on the edge of a residential development, accessed by a track which serves the application site and 15, 17 and 19 Kettering Road.
- 3.2 Planning permission was granted for the erection of a horticultural workshop and equipment store at the site in September 1992. In 2012 Planning permission was granted under REF: 12/00287/COU for a change of use from a horticultural store and workshop to an office.
- 3.3 The existing building is a disused office and currently sits vacant within the application site.
- 3.4 The applicant has confirmed that part of the building was converted to an office but due to personal circumstances and the COVID-19 pandemic, the permission was not fully implemented. Part of the building was converted to an office, with the rest of the building remaining as a horticultural building.
- 3.5 The existing building comprises of a single storey block-built building with a low-pitched roof, covered with concrete interlocking tiles. The existing windows and doors are soft wood. A steel framed lean-to building is currently on part of the site and is proposed to be removed as part of this application.

4. Relevant Planning History

- 4.1 12/00287/COU - Change of use from Horticultural store and workshop to B1 office and demolition of tin sheet lean-to – Approved – 13.09.2012
- 4.2 CO/92/C117 – Erection of a horticulture workshop and equipment store – Approved – 09.09.1992

5. Consultation Responses

A full copy of all comments received can be found on the Council's website

- 5.1 Parish/Town Council
None received.
- 5.2 Neighbours/Responses to Publicity
24 letters have been received (13 in objection and 11 in support). The issues raised are summarised below:

Objection:

- Presence of high voltage power lines
- Not sure the 2012 permission was ever implemented
- No discharge of conditions for rendering
- Site is outside of the village envelope
- Inadequate access for fire vehicles
- Lack of privacy for future occupants of the proposed dwelling
- Inadequate refuse collection
- Shed is out of keeping
- Lack of visitor parking and inadequate manoeuvring space within the site
- Insufficient consideration given to pedestrian access
- Noise and light pollution

Support:

- Planning permission to a business use didn't transpire due to COVID
- Building is barely visible from the road due to existing screening
- Building is in a poor state of repair and the proposal would improve what it looks like
- Driveway can accommodate traffic for five properties where there is currently three
- All bins are put on the road side
- Perfect set up for a new dwelling
- No overlooking would occur
- The building would not be increased in size
- Pylons do slightly cross it, but they cross other properties too
- No impact on highway safety or access

5.3 Local Highway Authority (LHA)

The LHA have no comments to make.

Northants Police

No objections, subject to advice given to the LPA including proposed boundary treatments, safety of windows and doors, and fitting of an intruder alarm.

Northants County Fire Officer

No comments to make.

Northants Environmental Health

No objections, subject to condition as recommended in comments dated 21st November 2023.

NNC Waste

No comments to make.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2023)

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

Technical housing standards – nationally described space standard (2015)

North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 1 – Presumption in Favour of Sustainable Development

Policy 5 – Water Environment, Resources and Flood Risk Management

Policy 6 – Development on Brownfield Land and Land affected by contamination

Policy 8 – North Northamptonshire Place Making Principles

Policy 11 – The Network of Urban and Rural Areas

Policy 28 – Housing Requirements

Policy 30 – Housing Mix and Tenure

Part 2 Local Plan for Corby (adopted 2021)

Policy 2 – Health and Wellbeing

Policy 17 – Settlement Boundaries

Other

Northamptonshire Parking Standards (2016)

7. **Evaluation**

The key issues for consideration are:

- Principle of Development
- Design/Impact on Character of the Area
- Impact on Neighbouring Amenity
- Highway Matters
- Environmental Matters
- Other Matters

7.1 **Principle of Development**

7.1.1 The application site is located on the edge of the settlement boundary of Stanion, and therefore lies within the open countryside. The proposed development comprises of a change of use of an existing building from B1 Office to a single dwellinghouse (C3).

7.1.2 The original use of the building was for horticultural purposes which corresponded with the sites rural setting. However, it is a material planning consideration that planning permission was granted under reference 12/00287/COU for a change of use to an office. It was considered at the time that as the site lies on the very edge of the settlement, that a change of use to an office would be acceptable in principle.

7.2 Residents have raised concerns that the permission has not been implemented. The applicant has confirmed that part of the building was converted to an office but due to personal circumstances and the COVID-19 pandemic, the permission was not fully implemented. Part of the building was converted to an office, with the rest of the building remaining as a horticultural building. Officers consider that although the permission was not fully implemented, that a change of use did occur in accordance with the planning permission.

7.2.1 By virtue of the site lying on the edge of the settlement boundary, being within close proximity to residential properties and having permission for a business use it is considered that a change of use to a single residential dwelling would be acceptable in principle, subject to complying with all other relevant Development Plan Policies, including Policy 17 of the Part 2 Local Plan and Policy 11 of the Joint Core Strategy.

7.3 Design/Impact on the Character of the Area

7.3.1 The application site currently comprises of a single storey detached building, finished in block work with a pitched roof. The building has an untidy appearance but nevertheless is heavily screened from the street scene of Kettering Road.

7.3.2 It is proposed to convert the existing building into a one-bed dwelling with external alterations proposing a monocouche render finish, replacement UPVC windows and doors, formation of car parking, cycle storage and a rear private garden area.

7.3.3 Limited views are available of the application site from the street scene, but views are available from points along the access road and surrounding fields. The proposed external changes are considered to be an improvement to the building, whilst respecting the character and appearance of the area, which to the east is residential.

7.3.4 It is not considered that an additional dwelling in this location would be at odds with the prevailing character of the area, and the proposed external alterations would improve the overall appearance of the building. The proposed development therefore complies with Policy 8 of the Joint Core Strategy, Paragraph 135 of the NPPF and the National Design Guide (2019).

7.4 Impact on Neighbouring Amenity

7.4.1 The application site is located in a fairly secluded location, apart from its immediate neighbour: No. 15 Kettering Road. To the north-east of the site is No. 13 Kettering Road, however a significant distance is located in between both buildings.

7.4.2 Given the limited extent of external alterations, it is not considered that the proposed development would result in any loss of light, privacy or outlook for neighbouring properties.

- 7.4.3 Concerns have been raised by residents regarding potential noise and light disturbance and highway impacts from the proposed development, which will be assessed under the relevant sections below. It should be noted that there are no changes proposed to the number of existing windows which will be replaced so there is not considered to be any additional impact.
- 7.4.4 To summarise, the proposed development is not considered to adversely affect the amenities of neighbouring properties.
- 7.4.5 In terms of the proposed amenities for future occupiers, the proposed dwelling would benefit from a private garden to the rear and would be of a size which would comply with the Technical housing standards – nationally described space standard (2015).
- 7.4.6 As such, no objections are raised in this in terms of impact on residential amenity.

7.5 Highway Matters

- 7.5.1 The proposed development would utilise the existing access point from Kettering Road, and the access track which serves the existing building and Nos 15, 17 and 19.
- 7.5.2 The proposed development requires the provision of 1 parking space, and 1 cycle storage space. A total of 2 parking spaces are proposed to serve the proposed development and a cycle storage shed would be located within the proposed residential curtilage.
- 7.5.3 The Highway Authority have been consulted and have raised no objections to the proposed development, including the impact on pedestrian access. In addition, the Northants Police and Fire and Rescue Services have been consulted whereby no objections have been raised. The existing access currently serves a total of 3 residential properties plus the existing building. It is therefore not considered that the addition of one dwelling would raise any further impact.

7.6 Environmental Matters

- 7.6.1 The Environmental Health Officer has been consulted on the application who raised that due to the sites previous agricultural use, a contaminated land assessment is not required. However, a condition has been recommended to ensure a no-dig membrane is incorporated for all garden and landscaped areas. This condition shall be recommended to the Planning Committee to ensure that risks from land contamination to the future users of the land are minimised and the development is in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy (2016).
- 7.6.2 No concerns have been raised from the Council's Environmental Health Officer regarding light or noise pollution from the proposed development.

7.7 Other Matters

- 7.8 Concerns have been raised regarding the presence of overhead voltage lines. As these are in situ close to existing residential properties, this is not considered to warrant a reason for refusal in this instance.
- 7.9 The application site is located within Flood Zone 1 and is at low risk of surface water flooding. As such, the proposed development is not considered to have any flood risk and complies with Policy 5 of the North Northamptonshire Joint Core Strategy (2016).
- 7.10 Residents have raised concerns regarding the access being inadequate for fire vehicles. The Northants County Fire Officer was consulted on the application and has raised no objections.
- 7.11 Concerns were also raised from residents regarding inadequate waste collection provision. The Council's Waste team has been consulted and have raised no objections.
- 7.12 Paragraph 96 of the NPPF states planning policies and decisions should aim to achieve healthy, inclusive, and safe communities and, specifically, criterion c) of this seeks to enable and support healthy lifestyles, for example, through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts which encourage walking and cycling. It is considered that the proposal subject to this application will enable many of these aims to be achieved and therefore it is considered acceptable on health impact grounds.
- 7.13 Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder, the misuse of drugs, alcohol and other substances re-offending and serious violence in its area as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, Officers consider that the proposal will not undermine crime prevention or the enhancement of community safety.

8. Conclusion/Planning Balance

- 8.1 To conclude, the proposed development on balance is considered to be acceptable, in accordance with all relevant Development Plan Policies.
- 8.2 The development, by virtue of its proposed use and location would not adversely affect the amenity of local residents or the character and appearance of the area. Subject to the conditions attached to this permission, the proposal is therefore in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy, Part 2 Local Plan for Corby and the National Planning Policy Framework specifically Para 135. No other material considerations indicate that the policies of the development plan should not prevail.

9. Conditions

1. The development hereby permitted shall begin before the expiration of three years from the date of this application.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be built in accordance with the approved plans as listed below in the 'Schedule of Plans'. The development shall be completed in accordance with the approved plans unless alternative details have been submitted and approved in writing by the Local Planning Authority prior to commencement.

Reason: To specify the permission and for the avoidance of doubt.

3. Development shall be carried out in accordance with the materials specified on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. Prior to the occupation of the development hereby approved, all garden and landscapes areas shown on the approved plans shall have a 'no-dig' membrane, installed under a capping layer of soil (top and/or sub soil) to a minimum depth of 600mm in the private residential garden and 300mm in any general landscaped areas. A verification report confirming correct installation of the 'no-dig' membrane and that the required depth of cover has been achieved, shall be submitted to the LPA for approval in writing, and shall include a topographic survey or a visual inspection at numerous points across the site supported by photographic evidence. Details of the supplier and confirmation of the source(s) and total quantity of imported soil material, and of the no dig membrane must be stated in the verification report. The soil should be free from asbestos, metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils and otherwise comply with the requirements of BS 3882:2015 - Specification for topsoil and BS 8601:2013 - Specification for subsoil and requirements for use.

Occupation of the development will only be permitted on approval of the verification report.

Reason: To protect the amenities of future occupants.

5. Prior to the occupation of the development hereby approved, the existing lean-to shall be demolished and removed from site.

Reason: To ensure the development is carried out in accordance with the approved plans.

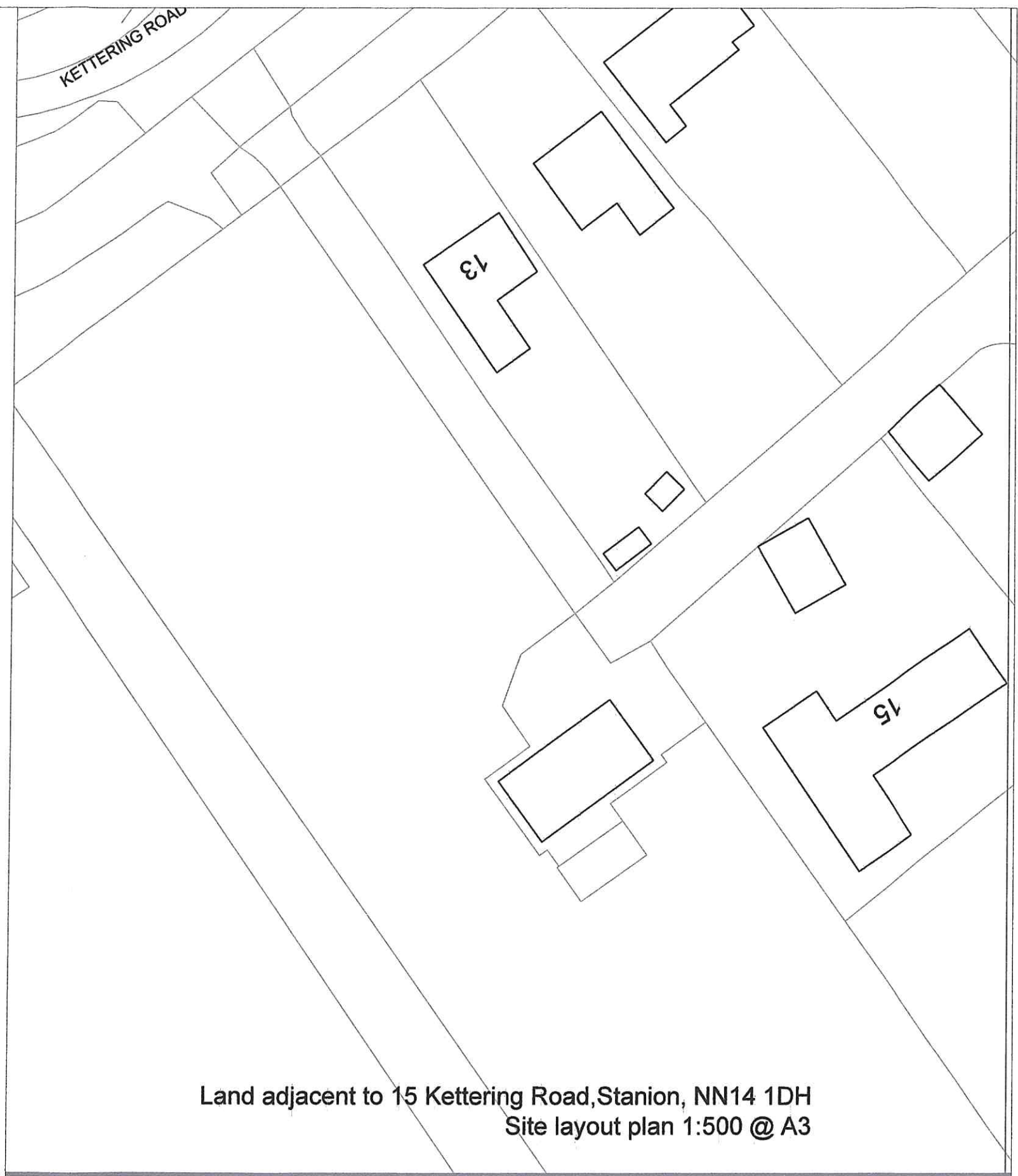
10. Informatives

1. Sampling and analysis will be required to demonstrate the chemical suitability of imported soils to ensure that the risks from land contamination to the future users of the land are minimised.. Please note that analytical certificates submitted by the supplier of the soil material will not be acceptable: i.e. independent sampling and analysis must be carried out. The samples shall be analysed at an independent accredited laboratory for an analytical suite which should include as a minimum Metals, PAH (speciated), TPH fractions (speciated), soil organic matter content, and pH. A sampling frequency of 1 sample per 40m³ is required where the soils are from a natural source. A minimum of 3 samples are required. For larger amounts of soil from a single source the sampling frequency can be reduced by agreement with the LPA.

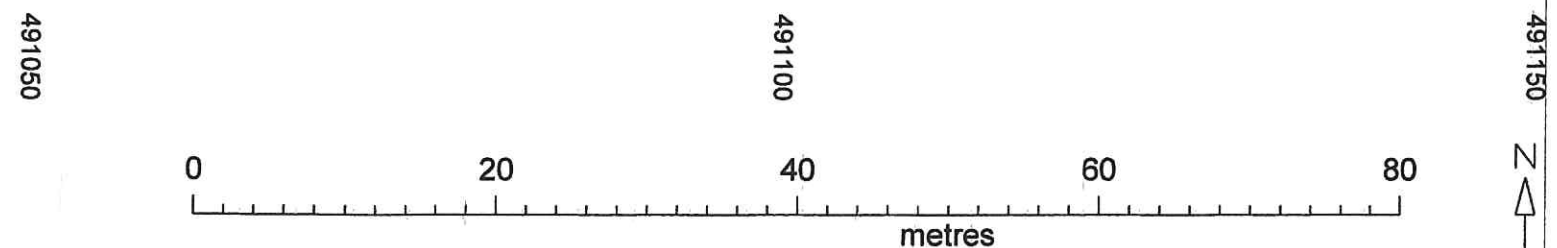
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Land adjacent to 15 Kettering Road, Stanion, NN14 1DH
Site location plan 1:1250 @ A3



Land adjacent to 15 Kettering Road, Stanion, NN14 1DH
Site layout plan 1:500 @ A3



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