

**NORTH NORTHAMPTONSHIRE COUNCIL AREA PLANNING COMMITTEE  
(CORBY AREA)**

<b>Application Number:</b>	<b>NC/22/00252/DPA</b>
<b>Case Officer:</b>	<b>Fernando Barber-Martinez</b>
<b>Location:</b>	<b>6 Trent Road, Corby, NN17 2HD.</b>
<b>Development:</b>	<b>Change of use of a property (Class C3) to a Sui Generis HMO for up to 7 people including provision of bin storage and bicycle parking area (retrospective).</b>
<b>Applicant:</b>	<b>Mr Alcin Tuncel</b>
<b>Agent:</b>	<b>Mr Moses Ekole- MEK Town Planning and Design Consultants Ltd.</b>
<b>Ward:</b>	<b>Corby West Ward</b>
<b>Overall Expiry Date:</b>	<b>20<sup>th</sup> August 2022 (AET until 31.08.2022).</b>

**List of Appendices**

None.

**Scheme of Delegation:**

This application is brought to Committee because a material written objection has been received from a statutory consultee (Corby Town Council) that is contrary to the Officer recommendation (that cannot be overcome through negotiation).

## 1. Recommendation:

---

1.1 That Planning Permission be GRANTED subject to planning conditions.

## 2. The Proposal

---

2.1.1 The proposal is for the retention of a 7 person House in Multiple Occupation [HMO] (sui-generis use) involving 5 bedrooms namely: -

*Ground Floor: Bedroom 1- 1 person 10.5 sq. m with ensuite shower and toilet. Kitchen area with 4 place table, range cooker, two microwaves.*

*First Floor Bedrooms 2 (15.5 sq. m 2-person double bed) and Bedroom 3 (1-person single bed 11.9 sq. m) both with ensuite toilet and shower.*

*Second Floor Bedroom 4(15.5 sq. m) 2-person double bed. Bedroom 5 (11.9 sq. m 1-person single bed) both with ensuite toilet and shower.*

2.1.2 Drawings also detail a proposed 3-bin storage area in the present rear communal garden area (of 53 square metres), along with a 7-bicycle parking area on the rear boundary of the site- which has a separate pedestrian entrance from the footpath (alleyway) at the rear of the flats.

## 3. Site Description

---

3.1.1 The site is located along Trent Road, on the northern side of Corby town, accessed from the northern end of Willow Brook Road via Shire Road. This comprises a mid-terrace three-storey flat (townhouse) in a terrace of similar either side of Trent Road finished in brick and fascia cladding with a flat roof, and this has a single car-parking to frontage with garden to rear. Shire Road itself has a bend in the road near to the junction with Trent Road, and has a small parking layby on the southern carriageway when heading in a westerly direction, and that road has mainly semi-detached dwellings from circa 1960's /1970's. There is also a large hardstanding area at the far-end of Trent Road which is a communal car-parking area (unmarked car-parking spaces on a concrete hardstanding area).

## 4. Relevant Planning History

---

4.1.1 No recent planning history to this site.

As background this Area Planning Committee approved a similar proposal at 1 Trent Road (NC/22/00049/DPA), by the same applicant, on 19<sup>th</sup> May 2022.

## 5. Statutory Consultation Responses

---

### Internal

### **5.1.1 Highway Engineer**

In respect of the above planning application, the local highway authority (LHA) has the following observations, comments, and recommendations: -

1. The LHA note the application is retrospective as the CoU is complete.
2. A 5-bedroom HMO requires at least 5 car parking spaces and 5 cycle parking spaces, as per Northamptonshire Parking Standards (2016). The findings of the supplied parking bet survey suggest a reasonable ability to park the required quantum within 200m of the site.
3. A provision of 7 secure, covered and overlooked cycle parking spaces is welcomed.

The application site is not affected by a Public Right of Way.

Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and / or a Public Right of Way.

### **5.1.2 Environmental Health**

Thank you for consulting me on this application, on behalf of Environmental Services I have no objection to make but would recommend the following be attached as an informative should consent be given:

Acoustic separation (all domestic dwellings) - informative

The applicant should have regard to the Building Regulations Approved Document E 'resistance to the passage of sound' in order to ensure the acoustic insulation is adequate to minimise airborne and structure borne noise to occupants. Where the development is flats or houses in multiple occupation, this shall include individual units and shared amenity spaces.

Reason [for informative note]: In the interest of residential amenity

### **5.1.3 Housing Strategy Officer**

Thank you for providing an opportunity for us to consult on this planning application. We would request that HMO applications are consulted with Private Sector Housing (PSH) in the first instance.

I have taken a look at the application and will say, Trent Road comes under the Shire Lodge area which has 22 licensed HMOs in it and Trent Road has 2. With this addition, numbers 1,6 and 11 Trent Road will be HMO's .This is something PSH will need to consider.

### **5.1.4 Private Sector Housing**

Notified (06.07.2022).

### **Advertisement/ Representation**

5.2.1 The Case Officer visited the site on Friday 8<sup>th</sup> July 2022. A Site Notice was posted on Friday 8<sup>th</sup> July 2022.

5.2.3 Neighbours were consulted on Wednesday 29<sup>th</sup> June 2022, and to date no letters of representation have been received.

The following is a link to representations made online:

<https://publicaccess.corby.gov.uk/publicaccess/applicationDetails.do?activeTab=summary&eyVal=RE0RDPFFHF800>

### **5.2 3 Corby Town Council**

Corby Town Council: At a meeting of Corby Town Council held on the 4<sup>th</sup> of July 2022, it was RESOLVED to OBJECT to this application, due to the pressure on parking in the area, the poor quality plans submitted in the application and the impact on the neighbourhood due to the high proportion of HMOs in this area.

## **6. Relevant Planning Policies and Material Considerations**

---

### **6.1.1 Statutory Duty**

Section 38(6) of the Planning and Compulsory Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material planning considerations are considered to outweigh it. The 'development plan' comprises the North Northamptonshire Joint Core Strategy 2016 and Part 2 Corby Local Plan 2021. The National Planning Policy Framework 2021 is a material consideration.

### **6.1.2 National Planning Policy Framework (NPPF) (2021)**

- Paragraph 130: *"Planning policies and decisions should ensure that developments:*
  - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
  - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
  - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
  - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

Chapter 2 Achieving Sustainable Development;

Chapter 9 (Promoting Sustainable Transport);

### **6.1.3 North Northamptonshire Joint Core Strategy (adopted 2016)**

Policies 1 (sustainability), Policy 8 (place shaping principles) and Policy 11 (network of urban and rural areas).

### **6.1.4 Part 2 Corby Local Plan (adopted 2021)**

No relevant planning policies or planning constraints.

### **6.1.5 Neighbourhood Development Plan**

There is no emerging neighbourhood development plan of any material weight in decision making.

### **6.1.6. DCLG (2015): Technical Housing Standards- nationally described space standard**

This document contains internal space standards for new dwellings and new flats.

## **7. Evaluation**

---

Key Determining Issues:

- Principle of Development;
- Impact on the Character of the Area;
- Neighbouring Amenity and Amenity of Occupants;
- Highway Safety;
- Other Matters.

### **7.1 Principle of Development**

---

7.1.1 The gist of relevant planning policy is that Policy 8 of the Core Strategy provides place shaping principles for new development such as pleasant streets and spaces, distinctive local character and ensuring the quality of life and safe and healthier communities by protecting amenity and designing out crime and anti-social behaviour. Policy 11 of the Core Strategy directs new residential development to within existing urban and rural settlements in the interests of sustainable development.

### **7.2. Impact on the Character of the Area**

---

7.2.1 There are no changes to any of the existing elevations of the building which means that there is no visual change to the appearance of the townhouse in its change from a dwellinghouse to a 7 person HMO- this being 'in keeping' with the wider residential character of Trent Road. The former dwellinghouse could potentially be used as a 6-person unit of accommodation (as a planning fallback position) without the need for planning permission as that use (C4) is already permitted in law. The comparative comings and goings of 7 occupants from the site is unlikely be discernible in terms of noise and disturbance when compared with an ordinary dwellinghouse potentially used at capacity. Therefore, it is

considered that the impact on the quiet character of the area in Trent Road and immediate environs is likely to be neutral.

### **7.3 Neighbouring Amenity and Amenity of Occupants**

---

7.3.1 The comings and goings of 7 occupants using the townhouse, outdoor rear garden area and existing single space parking (on-site), and nearby on road parking for residential purposes is unlikely to give rise to an adverse impact on neighbouring amenity through additional noise, and as there is no new external building work proposed this does not give rise to any adverse loss of daylight, sunlight or privacy to immediate neighbours as there is no quanta of new development in terms of built form.

7.3.2 In terms of the amenities of occupants themselves - a large kitchen area is being provided and the bedroom, toilet and bathing facilities presently satisfy the separate HMO licensing requirements for the described development. No objection to the proposal has been raised by this Council's Environmental Health Officer. This is in line with Paragraph 130 of the National Planning Policy Framework in terms of quality of design and amenity over the lifetime of the development.

### **7.4 Highway Safety**

---

7.4.1 Trent Road is accessed off Shire Road, with the application site being mid terrace on Trent Road - both being roads to a relatively modern standard in terms of road width and provision of footpaths for pedestrians. In that respect access to the site on foot and by bicycle or car is safe.

7.4.2 In terms of technical requirements (highways) – the proposal requires 5 car parking spaces to be provided (one for each bedroom not person). This cannot be provided within the existing curtilage – as there is only presently one (off road) car parking space available in practice. There is however a large communal parking area at the end of Trent Road (with associated garaging) which at the time of the Case Officer's recent site visit did indicate adequate parking availability. Nonetheless a Parking Beat Survey has been provided by the applicant's agent which indicates that the additional 4 parking space capacity could be found within easy reach of the application site. On this point this Council's Highway Engineer raises no objection to the proposal on highway safety and parking provision (car and bicycle).

### **7.5 Other Matters**

7.5.1 Waste storage (3 bins) are shown to be located in the rear garden place and this is considered acceptable and can be made a requirement of planning permission by way of planning condition 4. This will avoid them being sited and visible in the street-scene when not being collected.

7.5.2 Corby Town Council has raised concerns about parking pressures and the impact of HMOs in this area- those points having been carefully considered in the above text. While the proliferation of HMOs in general is a genuine planning concern, there is presently no development plan policy specific to that nature of proposal which would thereby give a specific criterion for the assessment of HMOs- particularly in relation proliferation of HMOs

within a defined neighbourhood area. This aspect is being looked at as part of the review of the Core Strategy by the planning policy team.

## **8. Conclusion**

---

8.0.1 The proposal will lead to additional occupants' accommodation within the townhouse without any adverse amenity, highway safety or local character concerns. This accords with the relevant development plan policies, and the recently issued National Planning Policy Framework (2021).

## **9. Recommendation**

---

9.1 For all the reasons considered above and weighing up the policies of the North Northamptonshire Joint Core Strategy (2016) and other material considerations it is recommended that planning permission is granted subject to the conditions set out below.

## **10. 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 shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority to discharge other conditions attached to this decision.

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northampton Joint Core Strategy.

3. The cycle storage area (detailed on Drawing No.3 received 25.06.2022) shall be provided on site within 3 months from the date of this planning permission, and thereafter retained for the storage of cycles.

Reason: In the interests of promoting alternative forms of travel in accordance with Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

4. The refuse bins storage area and associated bins (detailed on Drawing No.3 received 25.06.2022) shall be provided on site within 3 months from the date of this planning permission, and thereafter retained for the storage of bins.

Reason: In the interests of neighbouring residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

## INFORMATIVE NOTE(S)

### 1. Acoustic separation (all domestic dwellings) - informative

The applicant should have regard to the Building Regulations Approved Document E 'resistance to the passage of sound' in order to ensure the acoustic insulation is adequate to minimise airborne and structure borne noise to occupants. Where the development is flats or houses in multiple occupation, this shall include individual units and shared amenity spaces.

Reason for Note: In the interest of residential amenity