



## North Northamptonshire Planning Committee (North) 6<sup>th</sup> December 2023

<b>Application Reference</b>	<b>NC/23/00207/REG3</b>
<b>Case Officer</b>	<b>Danielle Wyatt Bond</b>
<b>Location</b>	<b>33 Ernest Wright House, Willow Brook Road, Corby, NN17 2TU</b>
<b>Development</b>	<b>Conversion of former Warden's 3 bedroomed flat to 2 1 bedroomed flats for the Elderly.</b>
<b>Applicant</b>	<b>Dave Parker - Project Surveyor (Capital Works) NNC</b>
<b>Agent</b>	<b>N/A</b>
<b>Ward</b>	<b>Corby West</b>
<b>Original Expiry Date</b>	<b>29.09.2023</b>
<b>Agreed Extension of Time</b>	<b>29.12.2023</b>

### **Scheme of Delegation**

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because the building is Council owned and an application submitted by Housing Services.

#### **1. Recommendation**

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1.1. That planning permission be GRANTED subject to conditions.

#### **2. The Proposal**

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2.1 The application seeks permission to convert a former Warden's flat ( 3 bedrooms) to 2 1- bedrooms flats. The application site is flat 33 within Ernest Wright House which is a retirement housing development owned by NNC. The flat used to house a warden who would permanently live on site, however the flat has been vacant for the last 4 years due to a lack of funding . The retirement development has continued with on-site wardens during the day and with an out of hours warden for the last 4 years. The conversion of the

large flat into 2 1 -bedroomed flats for two separate tenants is a sustainable approach and increases accommodation for the elderly.

### **3. Site Description**

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- 3.1 Ernest Wright House is a development of retirement flats located on Willowbrook Road.

### **4. Relevant Planning History**

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- 4.1 No relevant planning history.

### **5. Consultation Responses**

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

- 5.1 Parish/Town Council  
Consultation sent 04.08.23 but no response received.

- 5.2 Neighbours/Responses to Publicity  
No responses received.

- 5.3 Local Highway Authority (LHA)  
The LHA have no objections in principle (14.09.23)

- 5.4 Informative given from Environmental Health: 09.08.23

### **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.

I refer in particular to the separation between the lounge of one flat and the bedroom of the other.

**Reason:** In the interest of residential amenity

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

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- 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) (September 2023)  
National Planning Practice Guidance (NPPG)  
National Design Guide (NDG) (2019)

- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

6.4 Local Plan:  
Part 2 Local Plan for Corby, 2021

## **7. Evaluation**

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The key issues for consideration are:

- Principle of Development
- Impact on Neighbouring Amenity
- Highway Matters

### **7.1 Principle of Development**

7.1.1 Flat 33 is vacant and its conversion would create 2 flats for the elderly in Corby. At present the former 3 bedroom warden's flat is deemed too large for an elderly couple to manage and sheltered schemes are not deemed suitable for a family. By reducing the size of the flat it will make heating more efficient and costs more manageable. The proposal is considered a more sustainable approach as it will provide two 1 bedroomed units for the elderly. It will also bring a vacant unit back into a more beneficial residential use.

### **7.2 Impact on Neighbouring Amenity**

7.2.1 As per Environmental Health's Comments Building Regulations Approved Document E 'resistance to the passage of sound' is to be adhered to.

## **8. Other Matters**

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8.1 Health Impact Assessment: Paragraph 91 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. In addition, a contribution is sought towards healthcare services.

## **9. Conclusion/Planning Balance**

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The proposal is considered to be acceptable in principle, as it involves the conversion of a former warden's flat to create an additional unit of residential accommodation for the elderly. It would result in the provision of two upgraded 1 bedroomed flats, that is sustainably located within the main built-up area of Corby. Furthermore, it is considered that the development will not cause any harm to the amenities currently enjoyed by the other occupiers of the existing sheltered accommodation. The proposal is therefore considered to be in accordance with the requirements of the

Policy 8 of the North Northamptonshire Joint Core Strategy and sections 12 and 15 of the National Planning Policy Framework.

## **10. Recommendation**

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10.1 **That planning Permission be granted subject to the following conditions:**

## **11. Conditions**

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1. The works hereby permitted shall begin before the expiration of three years from the date of this consent.  
Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) 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. All occupiers are to be minimum age of 55 years unless prior agreed in writing by the local authority.  
Reason: In order to comply with the existing use of the sheltered housing scheme and in accordance of policy 11 of the Joint Core Strategy.

## **12. Informatives**

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