



North Northamptonshire Planning Committee (North) 6th December 2023

Application Reference	NC/23/00209/REG3
Case Officer	Danielle Wyatt Bond
Location	32 Wollongong House, Cannock road, Corby, NN17 1YQ
Development	Conversion of former Warden's 3 bedroomed flat to provide two 1 bedroomed flats
Applicant	Dave Parker - Project Surveyor (Capital Works) NNC
Agent	N/A
Ward	Lloyds Ward
Original Expiry Date	16.10.2023
Agreed Extension of Time	29.12.2023

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because this is a Council owned property.

1. Recommendation

- 1.1. That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 The application seeks permission to turn a current 3 bedroom flat into 2 1 bedroomed flats. The application site is flat 33 within Wollongong House which is a retirement housing development owned by NNC. The flat is currently across 2 floors. The flat used to house a warden that would permanently live on site, however the flat has been vacant for the last 4 years due to no funding being available for a warden to live on site. The retirement development continues to have on-site wardens during the day and an out of hours warden service for the last 4 years. The separation of the former warden's flat into 2 smaller ones will enable the flat to be used by 2 separate elderly persons or couples.

3. Site Description

- 3.1 Wollongong House is a development of retirement flats located on Cannock Road which is located off Occupation Road in the Lloyds area of Corby.

4. Relevant Planning History

- 4.1 No relevant planning history.

5. Consultation Responses

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

- 5.1 Parish/Town Council
Consultation sent 21.08.2023 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 (21.08.23)
- 5.4 Informative given from Environmental Health: 21.08.23

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.

Where the development is flats or houses in multiple occupation, this shall include individual units and shared amenity spaces.

Reason: In the interest of residential amenity

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) (September 2023)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)
- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)
Policy 1 – Presumption in Favour of Sustainable Development
Policy 8 – Place-Shaping Principles

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

7. Evaluation

The key issues for consideration are:

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

7.1 Principle of Development

- 7.1.1 Flat 32 currently lies vacant and the separation would bring the flat back into use creating 2no homes for the elderly in Corby. At present the 3-bedroom flat is deemed too large for an elderly couple to manage and sheltered schemes are not deemed suitable for a family. In addition, the existing staircase is deemed not suitable and the separation of the two flats would result in the staircase being removed. By reducing the size of the flat it will make the heating costs more manageable. The proposal also involves the removal of the internal staircase to assist the conversion to 2 1-bedroomed flats one on the ground floor and the other flat to the first floor. The building already has a lift, and the front door will be created off the existing corridor on the first floor. There have been no objections, and the proposal is a sustainable approach creating an additional unit of social housing unit and beneficial use of a vacant former warden's accommodation.

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

- 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

The proposal is considered to be acceptable in principle as it involves the internal alteration of a property to create a further unit of residential accommodation for the elderly, that is sustainably located within the main built-up area of Corby. Furthermore, it is considered that the development will not harm the amenities

currently enjoyed by the neighbouring properties. 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

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

11. Conditions

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

1. Acoustic separation (all domestic dwellings) - informative

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Reason: In the interest of residential amenity