



Area Planning Committee Corby 20th January 2022

Application Reference:	NC/21/00439/DPA
Case Officer:	Fernando Barber-Martinez
Location:	15 Helmsley Way, Corby, NN18 0PA.
Development:	Proposed conversion of existing 3 bed dwelling house to create 2 x dwelling flats (1 x 1 bed & 1 x 2 bed). Including new front porch and rear single and two storey extensions.
Applicant:	Mrs L Ciobanu.
Agent:	Mr T Millican, Msquare Architects Ltd.
Ward:	Kingswood.
Overall Expiry Date:	Friday 28 th January 2022 (Agreed extension of time).

List of Appendices

None.

Scheme of Delegation

This application is brought to Committee because it falls outside of this Council's scheme of delegation that a material written objection has been received from a statutory consultee that is contrary to the Officer recommendation.

1. Recommendation

1.1 That planning permission be GRANTED subject to planning conditions.

2. The Proposal

2.1.1 The proposal is to convert the present 3-bedroom vacant end of terrace dwelling into 2 flats with 2 bed and 1 bed respectively at ground floor and first floor respectively. In order to provide adequate living accommodation a part two storey

extension (some 3 metres deep) is proposed on the rear elevation, with the first-floor massing away from the neighbour's first floor rear bedroom windows. Externally new window is shown to be provided in the side elevation.

2.1.2 A new small front porch serving both new flats is shown to the front elevation along with bin and cycle storage to the small front garden area.

2.1.3 Internally the ground floor would have 2 bedrooms, bathroom, and kitchen/living area within the new extension. At first floor there would be 1 bedroom, bathroom, kitchen and living area with a sitting area in the new first floor extension.

2.1.4 The planning application was accompanied by a Parking Report with survey undertaken on 23rd and 26th September 2021 at around 04.30 am detailing 8-10 free parking spaces along York Road in the vicinity of the application site.

3. Site Description

3.1.1 The site comprises an end of terrace render and tile dwelling at the end of a footpath from York Road (a small estate connector road) beyond which lies a large, grassed park amenity area (to the side of the property). At the time of the Case Officer's site inspection the dwelling was in a poor state of repair externally. The dwelling (in common with others in the terrace) has no dedicated off-street parking, this presumably takes place along York Road or other nearby streets.

4. Relevant Planning History

4.1.1 No recent nor relevant planning history is recorded.

5. Statutory Consultation Responses

Internal

5.1.1 Highway Engineer

The Highways Department have no objections to the proposals but would request a suitably worded condition to ensure that any debris deposited on the adopted highway (maintainable at public expense) during construction is to be removed and the highway cleansed.

5.1.2 Environmental Health Officer

No objection but recommends that an HIMO informative and sound insulation informative be attached to any permission.

Advertisement/ Representation

5.2.1 The Case Officer visited the site on Thursday 11th November 2021. A Site Notice was posted on Thursday 11th November 2021.

5.2.2 Neighbours were consulted on 9th November 2021, and to date 7 representations have been received raising the following points:

- Against planning policy
- Design/Appearance
- Detriment to the visual amenity
- Highway considerations
- Increase in traffic
- Light
- Over development of site
- Overlooking
- Parking

More specifically:

- Blocking light to No13 (adjoining) and overlooking back garden;
- Anti-social behaviour and rubbish likely;
- Flats are out of character;
- Amount of people in property;
- Parking Issues already;
- Reduction in property prices (not a material planning consideration).

5.2.3 **Corby Town Council**

Objection based on concerns regarding the additional parking that would be created on the street.

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.

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

Chapter 12 Well Designed Places (in that poor design should be rejected).

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

Policies 1 (sustainability) and Policy 8 (place shaping principles).

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

No relevant planning policies.

6.1.5 **Neighbourhood Development Plan**

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

7. Evaluation

The Key Determining Issues are:

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

7.1 Principle of Development

7.1.1 Policy 1 of the Core Strategy seeks to deliver sustainable development through the relevant policies in the plan. Policy 8 of the Core Strategy provides place shaping principles for new development such as safe and pleasant streets, a distinctive local character, and to protect amenity, and to design out crime and anti-social behaviour.

7.2 Impact on the Character of the Area/ Amenity

7.2.1 The proposal will have a neutral impact on the visual character of Helmsley Way (as a whole) despite the addition of a small front porch. The acceptable design of the rear extension appears to have been given some thought by the architect in that the two-storey element is set away (in massing) from the adjoining dwelling (No.13) in the terrace. This means that daylight and sunlight to that house will remain within acceptable limits. With regard to overlooking of the rear garden of the neighbour- this presently takes place from upper floor windows and the proposal would be no worse than the present circumstances. Bin storage would be in a purpose-built wooden store at the front of the property. That aspect is also considered satisfactory in terms of the visual amenities of the area.

7.3 Highway Safety

7.3.1 No new highway safety or parking implications arise at this location, and on this point the Highway Engineer raises no objection. This is because a parking beat survey identified 8-10 free car-parking spaces along York Road (during the late evening/ early morning). There is a neutral change in occupancy from the present 3 bed dwelling to a 1 bed and 2 bed flat. The parking situation on York Road (while not ideal during the daytime) would remain as is.

7.4 Other Matters

7.4.1 Concern has been expressed locally about ant-social behaviour, but the scale of development is such that the proposal would generate comings and goings like the present dwelling which is not of great concern in terms of overall community cohesion.

8. Conclusion

8.1 The proposal will have a neutral impact on the visual character of Helmsley Way and does not give rise to any adverse highway or neighbouring amenity issues. 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 in order 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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To safeguard the character and appearance of the area in accordance with Policy 8 of the North Northampton Joint Core Strategy.

4. Any debris deposited on the adopted highway (maintainable at public expense) during construction is to be removed and the highway cleansed.

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

11. Informatives

1. 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.
2. 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.

For an application, please call Private Sector Housing 01536 464055.

Please be aware that a penalty of up to £30,000, plus a repayment of rent Order, may be imposed if a landlord is operating a licensable HMO without a licence.