

**North Northamptonshire Area Planning Committee
(Wellingborough)
16 February 2022**

Application Reference	NW/21/01055/FUL	
Case Officer	Ms Kate Skingley	
Location	1 - 3 High Street Wollaston Wellingborough Northamptonshire NN29 7QE	
Development	Proposed change of use from offices (Class B1(a)) and a garage to 3 no. dwellinghouses 3 x 2 bedrooms (Class C3)	
Applicant	Scott	
Agent	Linzi Melrose	
Ward	Irchester Ward	
Overall Expiry Date	31 January 2022	
Agreed Extension of Time	17 February 2022	
Checked	Senior Development Management Officer	Debbie Kirk

Scheme of Delegation




This application is brought to committee because it falls outside of the council's scheme of delegation because objections have been received from 3 or more households local to the application site and the Parish Council have objected, and the Officers recommendation is to approve.

The Parish Council have requested a site visit by the Wellingborough planning committee before a decision is made.

Having reviewed the issues concerning the site and the area around the site, the decision has been taken by agreement of the Chair, Vice Chair, interim principal planning and enforcement manager and senior planning officer not to undertake a site viewing for this application.

NW/21/01055/FUL



 <p>North Northamptonshire Council</p>		<p>ICT Services This map is accurate to the scale specified when approved & is a</p>	<p>© Crown Copyright and database right 2020. Ordnance Survey 100029287. Data Released under the Open Government Licence v3.0</p>	<p>Legend  NW/21/01055/FUL 1 - 3 High Street, Wollaston</p>
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The decision has been made in accordance with the Planning Committee Site Visit Protocol which advises that in considering whether a site visit is required prior to the committee considering the application, the Chair, Vice Chair, interim principal planning and enforcement manager and senior planning officer should consider the complexities of the site, the responses from statutory consultees and the material planning considerations involved. In this case, a site viewing was not considered necessary.

1. Recommendation

- 1.1 That planning permission be **GRANTED** subject to the conditions listed at the end of the report.

2. The Application Proposal and Background

2.1 The application seeks planning permission for the conversion of a building used most recently as offices, into 3 x 2-bedroom flats.

2.2 The application has previously been the subject of 2 applications for prior approval for the conversion to residential use. The two applications reference numbers NW/21/00529/PAJ and WP/20/00604/PAJ were both refused.

2.3 Application reference WP/20/00604/PAJ was refused as the proposal was not considered to be permitted development as it was considered to be curtilage listed and therefore did not comply with the regulations set out in Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2.4 Following this refusal, an application reference NW/21/00279/LDE for a lawful development certificate to determine if the land which 1-3 High Street Wollaston occupies should not be considered curtilage listed to The Gables 55 London Road Wollaston, was submitted. The certificate was approved, and it was determined that the property was not curtilage listed based on the evidence submitted.

2.5 Application reference NW/21/00529/PAJ was subsequently submitted, but was refused for two reasons which are as follows:

It is considered that the proposal would have a detrimental impact on highway safety and a lack of parking provision for the number of flats being sought. There is not enough information submitted with the application to fully assess whether the application would have a severe residual cumulative impact on the road network. Therefore, the application is contrary to schedule 2, part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and paragraph 109 of the National Planning Policy Framework.

The configuration of the proposed flats as shown on the submitted plans would not provide an acceptable situation for future occupiers of the flats from a light

and outlook perspective. The number of proposed habitable room windows in the rear elevation would create harmful amenity issues for neighbouring properties in relation to overlooking and loss of privacy and at first floor level would need to be obscure glazed to prevent unacceptable overlooking concerns. This is not considered to be an acceptable situation in amenity terms and as such the proposal is contrary to schedule 2, part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and paragraph W and paragraph 127 (f) in the National Planning Policy Framework.

3. Site Description and Surroundings

3.1 The application site contains a two-storey building situated within the village of Wollaston to the south of Wellingborough. The site is located at the southern end of the High Street and is adjacent to a Grade II Listed Building No.55 London Road. Access to the rear of the site is gained from London Road. The site is not situated within the Wollaston Conservation Area.

4. Relevant Planning History

NW/21/00529/PAJ	Prior approval/notification refused An application to determine if prior approval is required under Class O of Part 3 Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for a proposed: Change of Use from Offices (Class B1(a)) to Dwelling houses (Class C3). Creation of three 2-bedroom flats. All habitable rooms to have adequate ventilation and natural light	19.07.2021
WP/20/00604/PAJ	Prior approval/notification declined Notification for prior approval for a proposed change of use of a building from office use (Class B1a) to residential (3 no. flats) (Class C3)	16.11.2020
WR/1964/0026	Approved Building for car spraying	03.04.1964
WR/1964/0010	Approved with conditions Car showroom and sales office	08.04.1964
WR/1962/0058	Refused Use of building for paint spraying	19.07.1962
BW/1977/0523	Approved with conditions Extension to existing store	21.07.1977
BW/0075/0006	Refused Proposed illuminated projecting sign	06.03.1975
WP/1999/0432	Approved with conditions Construction of ramp for vehicular access to garage building	26.11.1999
WP/2002/0633	Approved with conditions Demolition of outbuildings. Refurbishment of	02.01.2003

WP/1991/0317	existing and first floor extension to form new 5-bedroom house - amended scheme. Approved with conditions	04.09.1991
WP/1991/0316	Demolition of part of stone wall and construction of new wall Approved with conditions	04.09.1991
WP/2002/0100	Demolition of car showroom and formation of private access, change of use from commercial to residential use Refused	24.04.2002
WP/2002/0099	Conversion of existing garage/workshop to 3 No. domestic dwellings Refused	24.04.2002
WP/2001/0475	Conversion of existing garage/workshop to 3 No. domestic dwellings Application withdrawn/undetermined	15.02.2002
WP/2001/0474	Conversion of garage barn to 4 domestic units Application withdrawn/undetermined	15.02.2002
WP/2001/0002	Conversion of existing garage/workshop to 4 no domestic dwellings Approved with conditions	23.05.2001
WP/2001/0003	Redevelopment of Car Showroom to Offices Approved with conditions	23.05.2001
WP/2002/0632	Redevelopment of existing commercial premises Approved with conditions	02.01.2003
WP/2000/0455	Demolition of outbuildings. Refurbishment of existing and first floor extension to form new 5 bedroom house - amended plans. Approved with conditions	11.10.2000
	Change of use from B1 to A1 retail and ancillary B1 use (retrospective).	

5. Consultation Responses

A full copy of all comments received can be found on the Council's Website
<https://www.wellingborough.gov.uk/viewplanningapplications>

5.1 Wollaston Parish Council

- Strongly object to this planning application again on the grounds of insufficient off-road parking due to double yellow lines along High Street.
- The parking beat survey is not accurate and NNC Highways are requested to make a site visit to the property to observe the lack of parking along High Street.
- The parking survey submitted with this new application indicates extremely limited roadside parking spaces within the vicinity.
- An analysis of the survey highlights a possible 119 roadside spaces within the surrounding streets surveyed but only 23 were vacant. Therefore, over 80% of the identified street spaces were occupied.
- Vacant spaces were dotted about all over the area. Three spaces highlighted in Rotten Row could cause an obstruction as Rotten Row is very narrow, 4 of the 6

spaces identified in College Street will be taken up by a previous application approved last month. Three further spaces included within the 119 overall spaces are part of the Co-op layby in Newton Road. These are service spaces and not for residential parking.

- The Parish Council considers the survey highlights the reason why this application should also be refused.
- Concerning that NNC highway engineer, recommending refusal of the application in 2020, now offers no objections on highway safety and capacity grounds. It suggests a lack of careful examination of the parking survey and the local situation.
- The Police response states that where parking is inadequate or not conveniently located, residents and visitors will park on verges and streets that have not been designed for that purpose, and can and do lead to neighbour disputes and inappropriate parking, cluttering up residential roads and can cause issues for emergency vehicles such as fire engines and ambulances.
- Disagrees with the Access and Parking statement attached to the application (6.17 - 6.21) and challenges NNC Highway engineer to justify their conclusion that the development totally relying on street parking will not impact on road safety and the road network.
- The parking beat survey highlighted 22/23 spaces from a total available of 119 within 200m of the site, i.e. 82% stress level. If NNC Highways engineer seem content with stress levels above 80%, interested to know at what level stress levels need to reach before Highways intervene on capacity or safety grounds.
- Concern about the cumulative impact of development that rely on street parking provision. No consideration for previous approvals undeveloped

5.2 Neighbours/Responses to publicity

5 letters of objection have been received. The issues raised are summarised below:

- No parking on the High Street for the current properties.
- The surrounding streets are overcrowded
- The village amenities cannot withstand the current residents of this village, such as the Doctors surgery.
- Lack of parking forces cars to park dangerously and inconsiderately to other neighbours and making it dangerous or pedestrians
- No further housing is needed on the High Street
- Disruption during the construction phase
- There is a shortage of on road parking for residents leading to dangerous parking situations
- Cars are often parked at the top of Rotten Row adjacent to high street, obstructing the view to oncoming traffic from both directions
- Overdevelopment and high-density nature of the proposals will result in an adverse impact on residential amenity of the immediate neighbours
- As well as the impact on the character of the neighbourhood especially on the adjoining listed building setting the most significant impact will be on the local parking which currently is under severe strain due to the lack of parking.
- Parking outside 1-7 high street is used for short term parking for customers of the Post Office during the daytime to pick up and drop off their parcels and any reduction in this will affect the viability of an important village amenity.

- Chronic parking situation still exists in all the village. This area in particular being a very tight t- junction is extremely bad.
- Many roads are almost impossible to drive down let alone give a fire engine or ambulance access.

5.3 Local highway Authority (LHA)

Comments received 10 December 2021

No objection is raised to the application on highway safety or capacity grounds

The parking survey submitted in support of the application indicates that limited but sufficient on street accommodation can be found in the vicinity of the application site.

This form of parking provision imposes demands upon car owners and will oblige them to seek spaces possibly at some distance from their homes. It is generally noted that where parking provision for a development is inadequate or not conveniently located, residents and visitors will park on verges and streets that have not been designed for that purpose, leading to unsightly and possibly dangerous roads in and around developments

Recommend conditions on any approval.

Additional comment received 6 January 2022 (senior development management engineer) in response to the Parish Council Objection.

It would be very challenging sustain an objection on the basis of a severe impact in terms of highway capacity and safety as the provided parking beat survey accords with our requirements and demonstrates sufficient on-street parking capacity within a 200m radii of the proposed development in locations that have no restrictions. Having reviewed the PC's assessment of the spaces that should not be included, appreciate the concerns raised (noting there are no restrictions to prevent vehicles parking either side of Rotten Row) however removing the potential spaces that are of concern would still result in a survey demonstrating sufficient capacity for an additional 6 on-street parking spaces (in accordance with adopted parking Standards) for the 3No. 2 bed flats.

Note the comment regarding spaces being dotted about all over the area. It must be accepted that on street parking directly outside your property is not guaranteed and that as a result of these proposals a degree of displacement would be expected to occur.

Acknowledge that Public Transport links are relatively poor in Wollaston and that a reliance on on-street parking is to be avoided where possible and therefore suggest the local planning authority takes into consideration the impact that this development may have on public amenities.

5.4 NNC Environmental Protection Officer (contamination)

No objections to make on this application for land contamination. Advise a condition is imposed to address in the event that any unexpected contamination is discovered during the works.

5.5 Northamptonshire Police

No formal objection to the application in its current form but has set out some comments/Informative for consideration (see paragraphs 7.18 below).

5.6 Built Heritage Consultant (Place Services)

There are no objections to the principle of change of use from office (Class B1(a)) and a garage to 3 no. dwelling houses (Class C3).

The proposals show that two different styles of window being proposed to the front elevation and it is recommended that a single style is used to reduce any visual impact to the streetscape of the west side of the High Street, on which the heritage asset is situated.

Recommended that conditions, relating to the details of windows and doors attached to any decision notice issued.

5.7 Natural England

Natural England and your Authority agree that appropriate assessments for planning applications of less than 10 dwellings within the 3 kilometres buffer do not require Natural England consultation. For these applications Natural England's Standard Framework advice applies.

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) (2021)

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy – Part 1 of the local plan (JCS)

Policies:

- 1 (presumption in favour of sustainable development)
- 4 (biodiversity and geodiversity)
- 5 (water environment, resources and flood risk management)
- 6 (development on brownfield land and land affected by contamination)
- 8 (North Northamptonshire place shaping principles)
- 9 (sustainable buildings and allowable solutions)
- 11 (network of urban and rural areas)
- 15 (well-connected towns, villages and neighbourhoods)
- 28 (housing requirements and strategic opportunities)
- 29 (distribution of new homes)
- 30 (housing mix and tenure)

6.4 Plan for the Borough of Wellingborough – Part 2 of the local plan (PBW)

Policy

SS1 (villages)

6.5 Wollaston Neighbourhood Plan

Policies

T1 (the loss of existing parking provision)

T2 (residential parking in new developments)

T4 (superfast broadband)

H1 (number of new homes)

H2 (housing mix)

H5 (small sites)

6.6 Other Relevant Documents:

Sustainable Design

Biodiversity

Planning Out Crime in Northamptonshire

Residential Extensions: a guide to good design

Parking

Air Quality and Emissions Mitigation; Guidance for Developers. East Midlands Air Quality Network.

7. Evaluation

The proposal raises the following main issues:

- principle of development and material considerations;
- design, layout and the effect on the character and appearance of the surrounding area;
- flood risk and surface water drainage;
- foul sewage;
- air quality;
- biodiversity;
- the Upper Nene Valley Special Protections Area;
- living conditions of future occupiers (compliance with national space standard, national accessibility standards);
- living conditions of the neighbouring occupiers;
- housing mix;
- effect/impact on highway safety in relation to the proposed access arrangement and parking provision;
- contamination;
- crime and disorder;
- conditions

7.1 Principle of Development and material considerations - Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.”*

7.2 Policy 1 of the JCS is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the revised NPPF.

7.3 In addition to the specific NPPF requirements set out above, paragraph 132 states that 'applicants will be expected to work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably'.

7.4 The NPPF from paragraph 41 extols the virtues of applicants engaging in pre application discussion with the council to resolve any issues that may arise to help applicants avoid any unnecessary delays and costs.

7.5 Policy 11 (2) (a) of the JCS states that rural development will be limited to that required to support a prosperous rural economy or that which is meeting a locally identified need. Policy 11 (2) (b) of the JCS indicates that this will be met largely on small scale infill sites within villages on sites where it would not materially harm the character of the village, or local amenity, or exceed the capacity of local infrastructure. Policy H5 of the WNP also supports small scale infill development on suitable sites within the village in principle.

7.6 Policies 28 and 29 of the JCS set out the housing targets and distribution over the plan period 2011 - 2031. The majority of the new development delivered across North Northamptonshire is to be in the urban growth towns and rural development is to be limited to that meeting a locally arising need. Wollaston is a named village within the JCS that has an identified plan period requirement for a minimum of 160 dwellings. The JCS settlement hierarchy consists of four tiers; Growth Towns, Market Towns, Villages and Open Countryside. Wellingborough is identified as a Growth Town and is the focus for most of the growth. The remaining settlements, including Wollaston, fall under the 'Villages' category, a view reinforced through policy SS1 of the Plan for the Borough of Wellingborough (PBW).

7.7 Villages are defined as being able to accommodate development to meet its own need or a level of growth has been identified in the JCS or a Neighbourhood Plan. This proposal is for 3 additional residential units on a site within the village of Wollaston, as defined by the policies map of the adopted Wollaston Neighbourhood Plan (WNP). Policy H1 of the WNP 'Number of new homes Provision' states that allowance for 160 new homes to be built will be made within the Village Boundary between 2011 and 2031 on sites allocated in the Plan, on windfall sites and on sites already granted planning permission.

7.8 Policy H5 of the WNP is clear that planning permission will be granted for small scale residential development within the Village Boundary provided that the design and layout fulfil the criteria outlined in Policy H5 of the WNP 'Small sites'.

7.9 The application site is an existing building located within the existing built up area of Wollaston, and within the village boundary. Small scale infill developments are supported in principle within policy 11 (2) (b) of the JCS and Policy H5 of the WNP. As such the principle of the development is broadly acceptable. It is still necessary however to consider the proposals in relation to the other more detailed policies in the development plan and other material considerations discussed below.

7.10 Design, layout and the effect on the character and appearance of the surrounding area

7.11 JCS at policy 8 (d) (i) and (ii) describes the principles that proposed development must take into account with regards to its effect on the character and appearance of an area.

7.12 Policy H5 (small sites) of the WNP defines the design and layout principles small scale development must consider which includes:

(1) respect the important characteristics and features of the site and includes high quality landscaping;

(2) respect the scale, form and character of neighbouring development;

(3) makes a positive contribution to the built environment, including use of appropriate materials and architectural features;

7.13 The government at paragraph 130 (a) – (d) of the revised NPPF attach great importance to the design of built development. It goes on to advise that planning decisions should ensure that development will function well and add quality of the overall area; not just for the short term but over the life time of a development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the built environment and landscape setting, while not discouraging appropriate innovation and change; establish or maintain a strong sense of place, using the arrangements of streets, space, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

7.14 The National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

7.15 The application relates to an existing building within the village, and the submitted plans indicate that in order to support the proposed conversion and change of use, some alterations to the front and rear elevations will be made to reflect the revised floorplan and to create a front elevation more akin to a residential property. There is an existing garage door and pedestrian door on the front elevation, and these are proposed to be replaced with 3 separate front doors and 3 windows. At first floor the existing openings at the front will be retained, but new windows are proposed to be installed. At the rear an additional first floor opening is proposed along with replacement windows to the existing opening, and at ground floor, the existing garage door will be removed, and 3 windows installed.

7.16 It is considered that subject to a condition related to the submission of details of the proposed external materials being imposed, to ensure that appropriate materials are used in infilling existing openings, and appropriate doors and windows are installed, that the proposed development would be acceptable. The introduction of pedestrian doors and windows along the front elevation will not be out of keeping on this part of High Street and will be residential in its overall character and appearance, which is considered appropriate for this part of the High Street and the village, and will make a positive contribution to the street scene. Subject to a condition relating to materials, it is considered that the proposed development is acceptable and will comply with policy 8 (d) (i) & (ii) of the JCS and Policy H5 of the WNP.

7.17 Sustainability

7.18 Policy 9 of the JCS is clear that development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day or alternative national standard applying to areas of water stress. To ensure compliance with this policy, a planning condition is recommended.

7.19 Effect on heritage assets, setting of listed buildings

7.20 The council is required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

7.21 Policy 2 (a) and (b) of the JCS sets out the policy background for the protection, preservation and enhancement of the historic environment.

7.22 With regards the revised NPPF, chapter 16 sets out government advice on conserving and enhancing the historic environment. Paragraph 201 sets out its guidance where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset. Paragraph 202 advises on development proposals which will lead to less than substantial harm to the significance of a designated heritage asset. The paragraph goes on to say that the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

7.23 The application site is not within the conservation area and is not listed, it is however adjoined to a Grade II listed building (The Gables) which is located at No. 55 London Road. Whilst it has been confirmed by the approval of a certificate of lawful development that 1-3 High Street is not considered curtilage listed, it is considered that due to its proximity to the Listed Building, that it has the potential to impact the building through a change to its setting.

7.24 NNC built heritage consultant have been consulted on the application and have advised that there are no objections to the principle of the change of use to residential. They have noted however, that the proposals show two different styles of window being proposed to the front elevation and it is recommended that a single style is used to reduce any visual impact on the streetscape of the west side of the High Street, on which the heritage asset is situated. A condition is recommended requiring the details of new windows and doors to be installed are submitted for approval prior to their installation.

7.25 It is considered that subject to the imposition of the recommended condition relating to the details of the windows and doors, and the previously noted condition related to materials is imposed, that there will be no unacceptable impact upon the adjacent listed building and its setting. The proposed development is therefore considered to comply with policy 2 (a) and (b) of the JCS and advice contained within chapter 16 of the NNPF. In accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 special regard has been had to the desirability of preserving the setting of an adjacent listed building.

7.26 Flood risk and drainage

7.27 The JCS at policy 5 sets out a raft of sub policies aimed at preventing or reducing flood risk.

7.28 The revised NPPF at chapter 14 sets out government views on how the planning system should consider the risks caused by flooding. The planning practice guidance under the chapter titled 'flood risk and climate change' gives detailed advice on how planning can take account of the risks associated with flooding in the application process.

7.29 The Environment Agency flood map indicates that the site is located within flood zone 1 which represents land outside the predicated extent of extreme flooding from rivers, having less than 0.1% annual probability of flooding from these sources. The overall risks from ground water flooding are low. It is considered that the scheme would accord with JCS policy 5 in respect of flood risk and drainage.

7.30 Foul sewage

7.31 JCS Policy 10 (b) requires new development to minimise increases in the demand for additional/expanded water infrastructure. Whilst policy 10 (c) states that planning permission will only be granted if it can be demonstrated that there will be sufficient infrastructure capacity provided within an agreed timescale to support and meet all the requirements which arise from the proposed development. Policy 10 (d) continues by saying that the council and developers should work with infrastructure providers to identify viable solutions to deliver infrastructure where appropriate by phasing conditions, the use of interim measures and the provision of co-located facilities.

7.32 The application relates to an existing building in the built-up area of Wollaston, it is not considered that the location of the proposed development would not raise any issues with regards to foul sewage network capacity. The application forms indicate that the intention is to connect to the main sewer system as existing.

7.33 It is considered that the scheme would accord with JCS policy 10 (b), (c) and (d) in respect of foul drainage

7.34 Noise

7.35 To ensure quality of life and safer and healthier communities the JCS at policy 8 (e) (ii) states that new development should be prevented from contributing to or being adversely affected by unacceptable levels of noise.

7.36 Chapter 15 of the revised NPPF gives advice on how local planning authorities should prevent new development from being adversely affected by unacceptable levels of noise pollution. The NPPF further advises that decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.

7.37 It is not considered that the conversion of the building to residential will give rise to any issues related to noise either for existing residents who live in the vicinity of the site or for the future occupiers of the flats. The building is in an existing residential part of Wollaston and whilst there may be some noise generated during the construction phase of the development, this is likely to be short lived and will last only for the duration of the works. It is relevant to note that the council's environmental

protection service has powers to deal with any unacceptable noise caused by building works as necessary under the provisions of the Environmental Protection Act 1990 and it has published a leaflet entitled 'considerate contractor advice note'.

7.38 A considerate contractor informative is recommended to be imposed on any planning approval that may be given. The proposed development is considered to comply with policy 8 (e) (ii) of the JCS.

7.39 Air quality

7.40 The JCS at policy 8 amongst other things, requires development not to result in an unacceptable impact on neighbours by reason of pollution.

7.41 To ensure quality of life and safer and healthier communities the JCS at policy 8 (e) (i) requires development not to have an unacceptable impact on amenities by reason of pollution, whilst 8 (e) (ii) goes further by stating that both new and existing development should be prevented from contributing to or being adversely affected by unacceptable levels of air pollution.

7.42 Chapter 15 of the revised NPPF offers broad advice on how local planning authorities should prevent both existing and new development from being adversely affected by unacceptable levels of air pollution.

7.43 The PPG at paragraph 001 of the air quality section dated 6 March 2014 states that 'It is important that the potential impact of new development on air quality is taken into account in planning where the national assessment indicates that relevant limits have been exceeded or are near the limit'. The guidance goes on to explain the implications for local authorities if national objectives are not met which this will include measures in pursuit of the objectives which could have implications for planning. The PPG at paragraph 009 demonstrates how considerations about air quality fit into the development management process.

7.44 The East Midlands region is looking to minimise the cumulative impact on local air quality that ongoing development has rather than looking at significance.

7.45 It is recommended that an Informative should be added to any permission seeking any gas fired boilers to meet a minimum standard of 40 mgNO_x/Kwh.

7.46 Subject to the imposition of the recommended informative it is considered that the proposed development complies with policy 8 (e) (i) and (ii) of the JCS.

7.47 Effect on the Upper Nene Valley Special Protection Area

7.48 The Upper Nene Valley Gravel Pits Special Protection Area (SPA)/Ramsar site is legally protected by the Conservation of Habitats and Species Regulations 2010 (the 'Habitats Regulations').

7.49 Policy 4 of the JCS on biodiversity and geodiversity states that developments likely to have an adverse effect either alone or in-combination on the Upper Nene Valley Gravel Pits Special Protection Area must satisfy the requirements of the Habitat Regulations and avoid or mitigate any impacts identified.

7.50 The Upper Nene Valley Gravel Pits Supplementary Planning Document (SPD) has been produced to help local planning authorities, developers and others ensure

that development has no adverse effect on the SPA, in accordance with the legal requirements of the Habitats Regulations. The SPD has been developed with Natural England and the RSPB. A Mitigation Strategy adopted as an addendum to the SPA SPD provides further guidance for development within the 3km zone of the SPA and details a specific financial contribution for each new dwelling towards Strategic Access Management and Monitoring (SAMM) to avoid and mitigate impact.

7.51 Since these policies were adopted there has been a ruling made by the Court of Justice of the European Union (the CJEU) on the interpretation of the Habitats Directive in the case of People Over Wind and Sweetman vs Coillte Teoranta (ref: C 323/17). This requires development relying on mitigation in relation to the Habitats Regulations to no longer be considered at the screening stage but taken forward and considered at the appropriate assessment stage to inform a decision as whether no adverse effect on site integrity can be ascertained.

7.52 A Habitat Regulations Assessment to identify the likely effects of the proposed development on the SPA has been undertaken. It is considered that a planning decision on the merits of the proposed development can be taken as the applicant has made an SPA mitigation payment of **£897 (£299 x 3)** made under section 111 of the Local Government Act 1972 and the development meets the criteria set out in the SPA SPD for this approach to be taken.

7.53 The proposed development would comply with Policy 4 of the JCS and with the requirements of the SPA SPD. The contribution provided will be used for measures to reduce the impacts of the proposed development and allows a conclusion of no adverse effect on the integrity on the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar Site.

7.54 Housing mix

7.55 Policy 30 (a) (i) of the JCS seeks to the mix of house types within developments to reflect the need to accommodate smaller house households with an emphasis on the provision on small and medium sized dwellings (1 to 3 bedroom) included where appropriate, dwellings designed for older people.

7.56 Policy 30 (a) (ii) of the JCS seeks to ensure there would not be an overconcentration of a single type of housing where this would adversely affect the character or infrastructure of the area.

7.57 The application proposes the creation of 3 x two-bedroom flats in the village of Wollaston, in a primarily residential area. It is not considered that the creation of these units would result in the overconcentration of a single type of housing in this area, where there is a mixture of houses of various sizes and styles. The creation of the three self-contained units would instead make a positive contribution to the housing stock in the village. The proposed units would meet a housing need through the provision of 3 small sized dwellings in the village and comply with the aim of policy 30 (a) (i) of the JCS.

7.58 The proposal is therefore considered to comply with policy 30 (a) (i) & (ii) of the JCS in this regard.

7.59 National Space Standards

7.60 The JCS at Policy 30 (b) requires the internal floor area of new dwellings to meet the National Space Standards as a minimum. The agent has confirmed that the 3 flats will meet the national space standards for 2-bedroom 3 person units in relation to overall gross internal area, and the technical standards for storage and bedroom sizes.

7.61 The proposal therefore conforms with policy 30 (b) of the JCS.

7.62 National Accessibility Standards

7.63 Policy 30 (c) seeks new dwellings to meet category 2 of the National Accessibility Standards as a minimum.

7.64 All units should achieve category 2 of the National Accessibility Standards as a

7.65 A condition would be imposed on any planning permission to ensure that the dwellings met category 2 of the National Accessibility Standards

7.66 The proposal therefore conforms to policy 30 (c) of the JCS.

7.67 Living conditions of the neighbouring occupiers

7.68 The JCS at policy 8 (e) (i) details policy relating to the protection of amenity of neighbouring occupiers. The policy is clear that development must ensure quality of life by protecting amenity and not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

7.69 At paragraph 130 (f) of the revised NPPF the government requires new development to provide 'a high standard of amenity for all existing and future users.

7.70 It is noted that the previous application for prior approval (reference NW/21/00529/PAJ) which was refused in 2021 had a reason for refusal related to amenity and the possible impact of overlooking to the occupiers of the adjacent property at No.7 High Street from the windows to the rear. There was concern that these windows would give rise to unacceptable overlooking to the private amenity area of this property.

7.71 In the planning, design and access statement that has been submitted in support of this application the agent has noted that there are existing unobscured windows at first floor of the building that is used as an office. A photo has been provided that shows the views from the first floor, and it is noted that views into the parking /amenity area of the adjacent property are possible, as well as into the shared access to the rear of the site. However, it is considered that these windows are existing at the rear elevation, and they will not lead to any increased level of overlooking than would be possible when the building has been used as an office. Notwithstanding this, it is considered that a degree of overlooking into the rear garden/parking area is not unusual in a built up area, and that that as the building to be converted is located in the village centre in a mixed use part of the village, that the level of overlooking that would be possible is acceptable and would not give rise to an unacceptable impact upon the amenity and privacy of the occupiers of number 7.

7.72 Similarly, in relation to the windows to the front elevation, it is noted that the property opposite has its living accommodation (living area/kitchen) at first floor and it

is possible to see into these room from the existing windows that serve the front of the office area. However as noted in this report in relation to the rear windows, the windows to the front elevation at first floor are existing and will serve both bedrooms and living areas for the proposed new flats. Whilst the overlooking is noted, it is considered that there is already a degree of overlooking from the existing use of the building as an office, and that the change of use to a residential use will not create any additional or unacceptable impacts upon the occupiers of the property opposite.

7.73 It is also noted that an existing side window that currently looks into the courtyard area of number 55 High Street is shown to be filled in as part of the proposed works. As such, it is considered that this his will ensure no direct overlooking into the amenity area of this property.

7.74 As such whilst the previous reason for refusal attached to reference NW/21/00529/PAJ are noted, it is not considered that the change of use to residential from the existing office use will give rise to any increased overlooking or loss of privacy to the neighbouring property at number 7, or to the occupiers of the property opposite. The proposed development is considered to comply with policy 8 (e) (i) of the JCS.

7.75 Highway safety

7.76 JCS policy 8 (b) (i) gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters.

7.77 JCS policy 8 (b) (ii) seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

7.78 Policy 8 (b) (ii) of the JCS requires the decision maker has regards to any additional traffic generation a development may cause and the resulting impact on the surrounding road network/parking provision/access. In addition, the Northamptonshire Parking Standards Supplementary Planning Document sets out the development related parking standards and should be read in conjunction with these Policies. Policy T2 in the WNP - Residential parking in new developments states the need for parking provision within new residential developments and will be assessed against the flexible approach outlined in the Northamptonshire Place and Movement Guide or any successor document. Proposals should:

1. provide sufficient parking to meet the assessed need;
2. ensure that any additional on-street parking does not result in significant congestion for other road users or a serious threat to road safety; and
3. avoid the creation of car-dominated environments through the appropriate location, layout and detailed design of the parking spaces.

7.79 Paragraph 111 of the NPPF also confirms 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.

7.80 It is noted that prior approval reference NW/21/00529/PAJ for the conversion to residential has previously been refused for this site as there was concern the

conversion would result in a detrimental impact on highway safety and a lack of parking provision for the number of flats being sought. Insufficient information was submitted as part of the refused application to allow the local highway authority and local planning authority to fully assess whether the proposals would have a severe residual cumulative impact on the road network.

7.81 This full planning application also makes no provision for off road parking, and as such the parking demand generated by the proposal would need to be found on local roads. The Northamptonshire parking standards recommended that a 2-bedroom property should provide 2 parking spaces. As such it is likely that the proposed development would generate demand for 6 parking spaces plus visitors' spaces to be found on roads local to the application site. It is also relevant to note that the current offices have 2 parking spaces shown at the ground floor of the property, which are accessed from a garage door at the site frontage and at the rear. These will be lost as a result of the conversion.

7.82 In support of this application a parking beat survey and technical note have been submitted. The submitted information indicates that whilst there will be no on-site parking provided for the flats, that there is sufficient parking available in the locality of the site to support the demand. In addition, each flat is shown to be provided with 2 wall hooks for bikes to be stored.

7.83 The technical report indicates that the parking beat surveys were undertaken on Thursday 11 November 2021 at 03:45 and Sunday 14 November 2021 at 01:00 and the results indicate that a minimum of 23 spaces were available on Thursday 11 and 22 spaces on Sunday 14. This is therefore in excess of what would be required to support the demand generated by the new development.

7.84 It is noted that a number of objections have been received in relation to the application from local residents and from the Parish Council who have raised concerns about the impact of the development of parking availability locally and the cumulative impact of this development and others that have been allowed in the village. However, NNC senior highway engineer has reviewed the submitted information and has confirmed that it would be very challenging to sustain an objection on the basis of severe impact in terms of highway capacity and safety, as the provided parking beat survey accords with the requirements of the highway authority and demonstrates sufficient on street parking capacity within a 200 metre radii of the proposed development in locations that have no restrictions.

7.85 In response to the parish councils concerns about the spaces that have been included, the engineer has confirmed that even if the spaces of concern noted by the parish council were to be removed, it would still result in a survey demonstrating sufficient capacity for an additional 6 on street parking spaces.

7.86 In response to the comment raised about the spaces being dotted about all over the area, the engineer has noted that it must be accepted that on street parking directly outside a property is not guaranteed and that as a result of these proposals, there will likely be a degree of displacement

7.87 The senior highway engineer also acknowledged that public transport links are relatively poor in Wollaston and that a reliance on on-street parking is to be avoided

where possible. It has therefore been suggested by the senior highway engineer that the local planning authority takes this into consideration.

7.88 The parish council have raised concerns about the cumulative impact of development in the village that relies on on-street parking without its own designated parking. Whilst this concern is noted, it is considered that the level of capacity that has been shown at the time of the parking beat survey that has been undertaken, still shows that there is sufficient capacity available to support the proposed development, with an excess in capacity than is required.

7.89 In relation to concerns raised about the stress level being above 80% in the report, there is no policy position which sets out what an acceptable level of stress would be. The senior highway engineer has reviewed the information and data that has been provided and it has been confirmed that the level of capacity is considered to be acceptable to support the development.

7.90 Having taken the concerns of the parish council and local residents into account, and in review of the submitted information, it is considered that, on balance, the applicant has demonstrated that sufficient parking is available in the wider context and the residual cumulative impacts on the road network would not be severe, therefore the proposal is in compliance with policy 8 (b) (i) and (ii) of the JCS and advice contained within paragraph 111 of the NPPF and is acceptable in highway terms. It is recommended however that a condition restricting the use to C3(a) only should be imposed here, so that any change to any other purpose in the Class C3 would require a planning application. The restriction would prevent a change to C4 use and C3 (b) or C3 (c) which would allow for occupation for up to 6 people living together as a single household and receiving care. It is considered that due to the lack of dedicated off street parking that the council will need to review any further changes to the building to ensure that any further increased demand for parking will not lead to an unacceptable impact upon the amenity of future and existing residents of the development and wider area. This is in accordance with policy 8 (ii) and 8 (e) (i) of the JCS.

7.91 NNC highways engineer have also requested some conditions should planning permission be granted. These relate to ground floor windows not opening outwards and that the existing access that will be made redundant should be reinstated in accordance with the specification of the Local highway authority under a suitable licences/agreement under the highway act 1980.

7.92 Contamination

7.93 The JCS at policy 6 says that local planning authorities will seek to maximise the delivery of development through the re-use of suitable previously developed land within the urban areas. Where development is intended on a site known or suspected of being contaminated a remediation strategy will be required to manage the contamination. The policy goes on to inform that planning permission will be granted where it can be established that the site can safely and viably be developed with no significant impact on either future users of the development or on ground surface and waters.

7.94 The revised NPPF at paragraphs 184 and 185 sets out policies on development involving contaminated land. The planning practice guidance also offers detailed government advice on this topic.

7.95 NNC environmental protection officer has been consulted on this application and has raised no objection in relation to land contamination, however they have advised that a condition is imposed in the event that any unexpected contamination is discovered during the works.

7.96 Subject to the imposition of the recommended condition, the proposed development is considered to comply with Policy 8 (e) (i) & (ii) of the JCS.

7.97 Crime and disorder

7.98 Section 17 of the Crime and Disorder Act 1998 details the need for the council to do all that it reasonably can to prevent, crime and disorder in its area.

7.99 The JCS at policy 8 (e) (iv) sets out the policy requirement for new development to seek to design out crime and disorder and reduce the fear of crime.

7.100 The adopted designing out crime supplementary planning guidance gives detailed advice this issue.

7.101 The revised NPPF at paragraph 130 (f) state that decisions should aim to ensure that developments create safe, inclusive and accessible environments which promote health and wellbeing with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience.

7.102 The Northamptonshire Police, Crime Prevention design advisor has been consulted on this application and has raised no objection. They have however commented that the on-street parking provision forces car owners to seek parking spaces potentially at some distance from their homes. Often where parking provision for a development is inadequate or not conveniently located, residents and visitors will park on verges and streets that have not been designed for that purpose, which can (and does) lead to neighbour disputes and inappropriate parking, clutters up residential roads and can cause access issues for emergency vehicles such as fire engines and ambulances.

7.103 They have also recommended an informative is imposed related to Approved Document Q of the Building regulations 2015. Subject to the imposition of the recommended Informative, it is considered that the proposed development will be acceptable and will accord with policy 8 (e) (vi) of the JCS.

7.104 Conditions

7.105 The revised NPPF at paragraph 55 requires conditions to only be imposed where they are: necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The PPG reiterates this advice.

7.106 It is considered that the proposed conditions meet the tests set out in the NPPF and the provisions of the PPG.

8. Other Matters

8.1 Health Impact Assessment

Paragraph 92 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 support healthy lifestyles for example, 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.

8.2 Broadband

Policy T4 of the WNP requires all new development to be subject to a condition requiring the provision of ducting, allowing for providing fibre optic cable into each individual dwelling enabling superfast broadband delivery to new dwellings. Subject to the imposition of this condition, the proposed development would comply with policy T4 of the WNP.

8.3 Local amenities

It is noted that concern has been raised by a local resident in relation to the increased demand the development could have on the existing capacity of the local doctor's surgery and other local amenities. While the concern is noted, as the development is for less than 10 dwellings, no S106 contributions would be sought for healthcare or other areas, as the scale of the development is below the threshold for contributions to be sought.

9. CONCLUSION/PLANNING BALANCE

9.1 The proposed development complies with the relevant development plan policies and is consistent with the provisions in the revised NPPF specifically in relation to promoting sustainable development, raising design standards, compliance with the NDSS, suitable crime prevention measures, neighbouring amenity and the amenity of future residents, noise and highway safety and capacity considerations. In the absence of any material considerations of sufficient weight, it is recommended that the proposal be approved subject to conditions.

10. RECOMMENDATION

10.1 That planning permission be **GRANTED** subject to the conditions listed at the end of the report

11. Conditions

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of 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 carried out in accordance with the following drawings/details:
FINAL VERSION PLANS AWAITED and to be included in the late update paper.
Location and Block Plan 20-097-02 (registered 6 December 2021)
Existing and Proposed Plans 20-097-01 Rev A (registered 6 December 2021)

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

3. Notwithstanding the approved plans, prior to their use samples of the external materials to be used in the construction of the development shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details or such other materials that have been submitted and approved.

Reason: To ensure that the development does not detract from the appearance of the locality in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

4. Notwithstanding the approved plans, prior to installation, a schedule of drawings that show details of proposed windows and doors, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, ironmongery, and finish colour shall be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that the development does not detract from the appearance of the locality in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

5. The premises shall be used for C3 (a) use only and for no other purpose including any other purpose in Class C3 of Part C of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: Other uses within this Use Class may not be appropriate in these premises by reason of lack of dedicated on-site parking provision in accordance with policy 8 (b) (i) and (e) (i) of the North Northamptonshire Joint Core Strategy.

6. The dwellings hereby approved shall incorporate measures to limit water use to no more than 105 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations (2015).

Reason: To ensure that the development complies with policy 9 of the North Northamptonshire Joint Core Strategy.

7. The dwelling hereby approved shall be built to meet the requirements of the national Accessibility Standards in category 2 (accessible and adaptable dwellings) in accordance with the schedule of the Approved Document M of the Building Regulations (2015).

Reason: To ensure that the development complies with the national accessibility standards and Policy 30 (c) of the North Northamptonshire Joint Core Strategy.

8. In the event that any unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the local planning authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the local planning authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the local planning authority has been given shall development works recommence.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with policy 6 of the North Northamptonshire Joint Core Strategy.

9. The provision of ducting, allowing for providing fibre optic cable into the dwelling to enable superfast broadband shall be installed prior to the first occupation of the dwelling.

Reason: To ensure the development is served by superfast broad band in accordance with policy T4 of the Wollaston Neighbourhood Plan

10. Prior to the first occupation of the development hereby approved the existing access made redundant by this permission shall be removed and the area reinstated in accordance with the specification of the Local Highway Authority and subject to a suitable licence/agreement under the Highways Act 1980.

Reason: In the interests of highway safety in accordance with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

11. Any ground floor doors and/or windows shown on the approved plans shall be hung so as not to open outwards over the highway.

Reason: In the interests of highway safety in accordance with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

12. All refuse and recyclable materials associated with the development shall be stored internally within the buildings that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and

recycling of recoverable materials in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

12. INFORMATIVES:

1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.
2. The North Northamptonshire Council encourages all contractors to be 'considerate contractors' when working in our district by being aware of the needs of neighbours and the environment. Prior to the commencement of any site works, it is good practice to notify neighbouring occupiers of the nature and duration of works to be undertaken. To limit the potential detriment of construction works on residential amenity, it is recommended that all works and ancillary operations which are audible at the site boundary during construction should be carried out only between the following hours: 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.
3. All gas fired boilers should meet a minimum standard of 40 mgNO_x/Kwh.
4. The Public Health Act 1875 Town Improvement Clauses Act 1847 at S.64. Prior to occupation of the newly created premises(s), the street numbering for this development or conversion - residential and commercial, must be agreed with the Street Naming and Numbering Officer. When issued, the number allocated must be clearly displayed on the outside of the property. Application forms for Street Naming and Numbering are available at https://www.wellingborough.gov.uk/info/200011/building_control/1039/street_naming_and_numbering
5. It is recommended that all doors and windows in domestic dwellings should meet the requirements of Approved Document Q of Building Regulations. Northamptonshire Police generally recommend the use of 3rd party accredited products. An informative would be added to this effect should the application be found to be acceptable. The proposed development would comply with policy 8 (e) (iv) of the JCS.