



**North Northamptonshire Area Planning Committee
(Thrapston)
8th June 2021**

Application Reference	21/00349/FUL
Case Officer	Peter Baish
Location	164 High Street, Irthlingborough, Northants, NN9 5RD
Development	Conversion of 3-bed dwelling into two 1 bedroom self-contained apartments. All works internal.
Applicant	Mr Patel
Agent	Mr Dipesh Surti (Plan My Property)
Ward	Irthlingborough
Overall Expiry Date	29 April 2021
Agreed Extension of Time	11 June 2021

List of Appendices

None

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there has been an objection from the Town Council.

1. Recommendation

- 1.1 That Planning permission is GRANTED subject to conditions.

2. The Proposal

- 2.1 Planning permission is sought for the conversion of the existing 3 bedroom dwelling into two 1 bedroom self-contained apartments. All proposed works are internal only and as such there would be no change to the external appearance of the building.

3. Site Description

- 3.1 The proposal relates to a site located at No.164 High Street in the town of Irthlingborough. The application site consists of an existing end of terrace dwelling fronting onto the High Street within the built-up area of the settlement. The application site is surrounded in all directions by a mixture of residential development in terms of size, styles, form and appearance. Access for the proposed conversion would remain as existing. There is no parking provision associated with the existing property.
- 3.2 The building is not listed and the site is not located within a Conservation Area. In terms of flood risk, the site is identified as being located within Flood Zone 1, with a low risk of flooding. The site is located within 3 kilometres of the Upper Nene Valley Gravel Pits Special Protection Area.

4. Relevant Planning History

- 4.1 None relevant.

5. Consultation Responses

A full copy of all comments received can be found on the Council's website [here](#)

5.1 Irthlingborough Town Council

Objection on the following grounds:

- Precedent - It would set an inappropriate precedent for similar houses with no parking and limited outside space
- Parking - Insufficient parking provision
- Neighbouring properties - The intensification of the use of the property would be unneighbourly

5.2 Neighbours / Responses to Publicity

One representation was received in response to the application, raising the following material considerations:

- Parking - I am aware that one bed planning rules say that there must be 1 parking space available per bedroom, this conversion would mean 2 parking spaces. In reality this probably could be 4 car parking spaces if two couples move in and each have a car. This house is without any parking and existing occupants have to park in other streets.
- The property isn't large and doesn't have much outside space. I do feel that any occupants would be overcrowded with very little access to an outdoor area.

5.3 Local Highway Authority

The LHA confirms no objection to this application as it does not propose any additional intensification of use to the public highway.

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

5.4 Environmental Protection Team

No comments to make.

5.5 North Northamptonshire Council – Waste Manager

With regards to the above application I have no comments on behalf of waste management.

5.6 Natural England

Awaiting comments, however the proposal is within the zone of influence of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), and therefore is expected to contribute to recreational disturbance impacts to the bird populations for which the SPA has been notified.

Mitigation for these impacts is available via a financial contribution towards a strategic mitigation project, set out within the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document.

The applicant has paid the Upper Nene Valley Gravel Pits Special Protection Area mitigation fee of £296.55.

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 and Guidance

National Planning Policy Framework (NPPF) (2019)

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 3 – Landscape Character
Policy 4 - Biodiversity and Geodiversity
Policy 5 - Water Environment, Resources and Flood Risk Management
Policy 6 - Development on Brownfield Land and Land Affected by Contamination
Policy 8 - North Northamptonshire Place Shaping Principles
Policy 9 - Sustainable Buildings
Policy 11 - The Network of Urban and Rural Areas
Policy 19 - The Delivery of Green Infrastructure
Policy 20 - Nene and Ise Valleys
Policy 28 - Housing Requirements
Policy 29 - Distribution of New Homes
Policy 30 - Housing Mix and Tenure
- 6.4 East Northamptonshire Local Plan Part 2: Submission Plan March 2021 (2011 – 2031)
Policy EN1 – Spatial Development Strategy
Policy EN2 – Settlement Boundary Criteria – Urban Areas
Policy EN13 – Design of Buildings/Extensions
- 6.5 Other Documents
Northamptonshire County Council - Local Highway Authority Standing Advice for Local Planning Authorities (2016)
Northamptonshire County Council - Local Highway Authority Parking Standards
Northamptonshire County Council – Planning Out Crime Supplementary Planning Document (December 2003)
Joint Planning Unit – Design Supplementary Planning Document (March 2009)
East Northamptonshire Council – Domestic Waste Storage and Collection Supplementary Planning Document (July 2012)
Biodiversity Supplementary Planning Document (February 2016)
Upper Neve Valley Gravel Pits Special Protection Area Supplementary Planning Document (2016)

7. Evaluation

The key issues for consideration are:

- Principle of development
- Design and visual impact in relation to the street scene
- Impact on neighbouring amenity
- The effect on highway safety and parking
- Flooding
- Ecology
- Other issues

7.1 Principle of Development

- 7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, require that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. In general terms, Policy within the National Planning Policy Framework (NPPF), the North Northamptonshire Joint Core Strategy (JCS) (The Local Plan, Part 1) and the Council's emerging Part 2 Local Plan should be applied to the proposed development. In brief, the NPPF promotes a presumption in favour of windfall and infill development within the boundaries of existing settlements.
- 7.1.2 The proposal is located within the built up area of the town of Irthlingborough where small scale development is permitted on suitable sites that would not materially harm the character of the settlement or residential amenity in accordance with the provisions of Policy 11 of the North Northamptonshire Joint Core Strategy (2016).
- 7.1.3 The application proposes the conversion of the existing 3 bedroom dwelling into two 1 bedroom dwellings. Policy 30 of the JCS sets out that the mix of house types within a development should reflect the need to accommodate smaller households with an emphasis on the provision of small and medium sized homes with 1-3 bedrooms. The proposal would achieve this. Policy 30 also goes on to state that the internal floor areas of all new dwellings must meet the National Space Standards as a minimum in order to provide residents with adequate space for basic furnishings, storage and activities. The proposal meets the National Space Standards in terms of room sizes and storage space.
- 7.1.4 As highlighted, the site is considered to form part of the built-up area as the dwelling (No.164 High Street) is already in existence and would be related to the existing row of dwellings along High Street, and provides an opportunity to convert an existing building into two smaller units to make more efficient use of urban land. The provision of an extra dwelling in Irthlingborough, which has a range of services and facilities at a site that is well located, with access to a range of sustainable modes of travel, will contribute to creating a more balanced and diverse local population and help sustain the available services and facilities in the village in accordance with policies 8, 11 and 30 of the adopted North Northamptonshire Joint Core Strategy (2016). The development is therefore considered acceptable in principle.

7.2 Design, Layout and Impact on the Character and Appearance of the Area

- 7.2.1 The application site comprises an existing dwelling (No.176 High Street), a terraced, red brick-built property. The site is surrounded by existing residential development in all directions. In terms of the site itself, the appearance of the dwelling would not significantly alter. The existing building occupies a substantial plot for a terraced property with a side and rear garden and it is considered that the subdivision of the building would have no significant impact upon the character and appearance of the area by virtue of its design, scale and appearance.

- 7.2.2 Paragraph 127 of the NPPF and Policies 3 & 8 of the North Northamptonshire Joint Core Strategy expect developments to be designed sympathetically and in keeping in their surroundings, in terms of the detailed design, landscaping and the resultant curtilage size. In terms of appearance, as the proposal is for a conversion of the original property into two dwellings, the appearance does not alter other than the replacement of the existing white UPVC windows and doors with black composite UPVC windows and doors which is considered to be acceptable as it would have no significant impact upon the street scene. It is also noted that planning permission is not required to change windows and door details on a property that is not located within a conservation area. There would be no significant change to boundary treatment and landscaping.
- 7.2.3 The proposal is considered to be acceptable, subject to conditions, and would provide an opportunity for more efficient use of land within the confines of the settlement. The proposal is considered to result in no loss of openness given the nearby buildings and the existing situation on site. Accordingly, the proposal is considered to preserve the character and appearance of the area in accordance with the NPPF (paragraph 127) and Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

7.3 Residential Amenity

- 7.3.1 The NPPF and the Council's planning Policy 8 of the Joint Core strategy (2016) seeks to protect amenity of neighbouring users. The policy also seeks to ensure residential amenity is not harmed as a result of development; the NPPF within the core principles states that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".
- 7.3.1 The proposal continues to be of a sympathetic design, scale, form and would remain in scale when compared to neighbouring properties as no external alterations are proposed. Internally the properties offer a good sized and well-designed living accommodation for a one bedroom flat.
- 7.3.2 In terms of the proposal's relationship with the neighbouring dwellings, it is considered that the subdivision leads to no additional impacts upon any surrounding private residential amenity. Irthlingborough Town Council has highlighted concern with an additional property intensifying the site, however the proposal would in fact result in fewer bedrooms as there would be a total of 2 bedrooms in the building instead of 3 bedrooms. There is no justification to substantiate the claim that the proposal would cause harm to neighbouring amenity and it is considered unlikely to cause any significant harm over or above the current arrangement. The subdivision also contains no additional windows that overlook any neighbouring property. In terms of the relationship between the two flats within the building, it is considered that the conversion would be subject to building control regulations which would handle aspects such as sound insulation between the properties.
- 7.3.3 A good level of the existing boundary treatment in the form of typical 1.8 metre residential fencing will be retained. In this sense, it is unlikely that there will be any significant impact with regard to impacts upon the private residential amenity of any neighbouring dwellings.

- 7.3.4 The proposal is considered to have sufficient private amenity space in the form of private garden areas when viewed against the general character and form of the surrounding area. The bin store is to be located in a suitable location so to not impact unduly upon neighbouring amenity and allow for waste to be taken to the kerbside of High Street for collection. Each property would be responsible for their own waste and would take it out to the kerbside for collection in line with all of the surrounding properties within the vicinity of the site.
- 7.3.5 The relationship with the neighbouring properties is considered to be acceptable and no representations have been received by any neighbouring occupant. Furthermore, given the conversion nature of the existing building and the orientation of the subject building when viewed against the neighbouring properties (fronting onto High Street), it is deemed that there will be no significant impact with regard to overlooking or overshadowing.
- 7.3.6 Overall, the proposal is considered to have no significant detrimental impact upon neighbouring amenity and is therefore in accordance with the NPPF (Paragraph 127) and Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

7.4 Highway Safety and Parking

- 7.4.1 There is no vehicle parking associated with the property and this arrangement will remain unchanged. There will however be a formalised secure cycle store located on the site for the storage of at least 2 cycles. The property is currently a 3-bedroom dwelling and as such, the Northamptonshire Parking Standards would expect 2 car parking spaces. The proposal is for the subdivision of this 3 bedroom dwelling to create two, 1 bedroom units. The Northamptonshire Parking Standards would expect 1 car parking space per dwelling; therefore, the parking provision requirement would not change. On this basis, the proposal does not lead to an intensification and the Local Highway Authority offer no objection.
- 7.4.2 The proposal is therefore deemed to provide suitable and safe access to the site that would be similar in nature to the surrounding development, in accordance with the guidance contained within the Local Highway Authority Standing Advice for Local Planning Authorities.

7.5 Flooding

- 7.5.1 The application site is in Flood Zone 1, which means it has a low probability of flooding. In terms of drainage, the proposal would result in no additional hard surfaces; there should therefore be no additional impact from surface water run-off. The proposal is therefore considered acceptable and complies with Policy 5 of the North Northamptonshire Joint Core Strategy 2016.

7.6 Ecology

- 7.6.1 The application site has no record of any protected species and, being mainly of impermeable hardstanding and private garden land, is considered to be of low biodiversity potential. There has been no representation with regards to biodiversity from any third party or the Council.

- 7.6.2 Policy 4 of the North Northamptonshire Joint Core Strategy 2016 requires all development to safeguard existing biodiversity. The site is located within 3km of the Upper Nene Valley Gravel Pits Special Protection Area and as such a mitigation fee is required to provide for mitigation against any harm caused as a result of the proposal. This fee has been paid.
- 7.6.3 The proposal would have a neutral impact upon biodiversity, with opportunities to enhance biodiversity on site through the inclusion of a landscaping condition. Therefore, the proposal is considered to be in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy 2016.

8. Other Matters

- 8.1 Equality Act 2010: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).
- 8.2 National Space Standards: Policy 30 of the JCS sets out that the mix of house types within a development should reflect the need to accommodate smaller households with an emphasis on the provision of small and medium sized homes with 1-3 bedrooms. The proposal would achieve this in providing two 1 bedroom dwellings. Policy 30 also goes on to state that the internal floor areas of all new dwellings must meet the National Space Standards as a minimum in order to provide residents with adequate space for basic furnishings, storage and activities. The proposal meets the National Space Standards.

9. Conclusion / Planning Balance

- 9.1 In this instance, the proposed subdivision of the existing dwelling is not considered to cause significant harm that would outweigh the economic, social and environmental benefits of the proposal. Therefore, given the current policy position, the proposed development is considered to be compliant with relevant national and local planning policy as:
- The principle of the development of this site for residential purposes is acceptable.
 - The proposal would not have a harmful impact upon the character and appearance of the area due to its scale, bulk and massing
 - The development would not have a significantly detrimental impact upon the amenity of neighbours
 - There are no overriding highways safety issues
 - It would be acceptable in terms of flood risk
 - It would safeguard existing biodiversity
 - The property would meet national space standards
 - There are no other material planning considerations which have a significant bearing on the determination of this application

10. Recommendation

- 10.1 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore that Planning Permission be GRANTED subject to conditions.

11. Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out strictly in accordance with following plans received by the Local Planning Authority on 1st March 2021:

164HS: PA:01/01 – Plans

Reason: In order to clarify the terms of this consent and to ensure that the development is carried out as permitted.

3. The development hereby permitted shall be carried out using materials to match those of the existing building and as specified in section 7 'Materials' of the application form received 1st March 2021.

Reason: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

12. Informatives

N/A