

BOROUGH OF KETTERING

Committee	Full Planning Committee - 18/11/2014	Item No: 5.8
Report Originator	Rebecca Collins Development Team Leader	Application No: KET/2014/0671
Wards Affected	All Saints	
Location	18 King Street, Kettering	
Proposal	Full Application: Change of use from single dwelling to a house in multiple occupation for up to eight persons	
Applicant	Mr P Evans Evans And Turner,	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. No development shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the amenities and privacy of the neighbouring property in the interests of amenity in accordance with policy 13(l) of the North Northamptonshire Core Spatial Strategy.

3. No development shall commence on site until a scheme for acoustic separation controlling the transmission of noise between individual units of accommodation and neighbouring residential property (number 16 and 16A) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme and the scheme shall be completed before any of the units of accommodation are occupied.

REASON: To protect the amenity of occupants of the proposed flats and adjacent residential properties in accordance with policy 13(l) of the North Northamptonshire Core Spatial Strategy.

4. No development shall commence on site until details of a scheme for the storage and collection of refuse has been submitted to and approved in writing by the Local Planning Authority. The use of the building shall not commence until the approved scheme has been fully implemented and shall be retained at all times thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of general amenity and to ensure that no obstruction is caused on the adjoining highway in accordance with policy 13(l) and (h) of the North Northamptonshire Core Spatial Strategy.

5. No development shall commence on site until details of a scheme for the secure storage of cycles has been submitted to and approved in writing by the Local Planning Authority. The use of the building shall not commence until the approved scheme has been fully implemented and shall permanently be retained in that form for the secure storage of cycles.

REASON: In the interests of general amenity and to ensure that no obstruction is caused on the adjoining highway in accordance with policy 13(h) of the North Northamptonshire Core Spatial Strategy and Policy 6 of the Town Centre Area Action Plan.

6. The windows and doors on the front elevation shall be retained or replaced in accordance with a scheme which shall first be submitted to and approved in writing by the Local Planning Authority. Any replacement windows or doors on the front elevation shall be timber painted and thereafter retained in that form.

REASON: To protect the character and appearance of the street scene in accordance with Policy 12 of the NPPF and policy 13(i) of the North Northamptonshire Core Spatial Strategy.

7. The premises shall be used as a house in multiple occupation for a maximum of eight residents only.

REASON: To ensure that a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants and nearby residents in accordance with Policy 13(l) of the North Northamptonshire Core Spatial Strategy and paragraph 17 of the NPPF.

Officers Report for KET/2014/0671

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

Number 18 King Street

KET/1983/0501 – Change of use – Storage and Garaging of motor vehicles to light mechanical engineering (Approved)

KET/1984/0732 – Change of use from office to shop (Refused)

KET/1984/0956 – Change of use from offices to light industrial – manufacture of china dolls (Approved)

Number 20 King Street

KET/1981/0110 – Change of use from pharmacy to warehouse (Approved)

KET/1981/0260 – Renovation of furniture and retailing (Approved)

KET/1981/0361 – Change of use from educational centre (Approved)

KET/1981/0478 – Manufacture of garden sheds (Approved)

KET/1981/0595 – Change of use from pharmacy warehouse to joinery workshop and light industry (Approved)

KET/1982/0129 – Tyre exhaust and battery depot (Refused)

KET/1982/0686 – Education use on first floor with ancillary use to second (Approved)

KET/1983/0501 – Light Mechanical engineering (Approved)

KET/1984/0522 – Timber Joinery workshop

Number 18-20 King Street

KET/2002/0240 – Conversion of first floor to two no. self contained flats (Refused)

KET/2002/0642 – Conversion to first floor flat (Approved)

KET/2003/0610 – Change of Use from Flat/Workshop to one house (Approved)

Site Description

Officer's site inspection was carried out on 21/10/2014.

The application site consists of a two storey dual fronted property constructed of a traditional red brick with wooden painted windows and doors. The property abuts the pavement of King Street with its central front door opening directly on to the street, which is set in an attractive gable projecting element to the property. This building is an attractive property in a traditional Victorian terrace street. The adjacent building, to the east is an attractive three storey, red brick (previously boot and shoe) factory building. To the west and abutting this building is a two storey traditional terrace property, thought to be two flats (number 16 and 16A). These two properties would probably have had statue in this otherwise traditional terrace street and built in association with the adjacent factory. Adjacent to number 16 is the access to a commercial

garage and service yard at the rear of the property.

Proposed Development

The proposal is for a change of use application to convert the existing dwellinghouse to a house in multiple occupation.

The original proposal was for the resultant property to have eight bedrooms, four bathrooms and two kitchens, one on each floor. One of the proposed bedrooms to the first floor would be served only by two roof lights with no other windows or natural outlook. For reasons discussed below the officer has requested amended plans to remove this room. The applicants propose to merge the two front first floor rooms to make a studio flat area similar to the room/unit behind and to provide the eighth bedroom by converting the back bathroom on the ground floor to a bedroom. Amended plans will be available for Members to view at the Committee meeting. The applicants have stated that they intend to have more bathroom facilities in each of the bedrooms to compensate for the loss of the bathroom on the ground floor.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Highway Authority

The Local Highway Authority objects to this application as no details have been submitted as to the likely number of cars associated with an HMO of 8 individual persons or families living together in this property. Without this, no determination of the impact on the local parking situation can be quantified and subsequently assessed.

Highways Authority Further Comments - 07/11/2014

Further discussions with the applicant has resulted in a change of opinion whereby on the basis that the properties are large and could both house average families which may generate at least 4 cars associated with them in total, I believe that the number of vehicles which the HMO would introduce would actually be less than this. The objection is therefore removed.

Environmental Health

No objection subject to conditions with regards to acoustic separation and a scheme for the storage of refuse to be submitted and approved by the Local Planning Authority.

Housing

The plans for 18-20 King Street, as proposed to be amended, will provide 2 studio flats and 6 other bedrooms. There will be a kitchen and dining/lounge area. The proposals meet the "Amenities and Space Standards in HMO's" adopted by the Council. As such the Private

Sector Housing Team has no objections to the application.

Neighbours

One objection has been received from number 18 King Street, the neighbouring property adjacent to the site. This neighbour is concerned about the parking in this street, which will be exacerbated by this proposal.

5.0 Planning Policy

National Planning Policy Framework

Policy 6 – Delivering a wide choice of high quality homes

Policy 7 – Requiring good design

Policy 12 – Conserving and enhancing the natural environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1 – Strengthening the network of settlements

Policy 9 – Distribution and location of development

Policy 13 – General sustainable development principles

Policy 14 – Energy efficiency and sustainable construction

Local Plan

Policy 35 – Within Towns

Kettering Town Centre Area Action Plan

Policy 1 – Regeneration priorities

Policy 2 – Urban Quarters, Urban Codes and Development Principles

Policy 6 – Residential

Policy 8 – Car parking

Policy 15 – The Shopping Quarter

SPGs

Sustainable Design SPD

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle
2. Character and impact on street scene
3. Impact on amenity
4. Highway safety and car parking

1. Principle

The application site is located within the settlement boundary of Kettering, where development is usually supported by policies 35 of the Local Plan for Kettering Borough and Policies 1 and 9 of the North Northamptonshire Core Spatial Strategy (CSS).

The application site lies within the designated Town Centre Plan Boundary as outlined in the Kettering Town Centre Area Action Plan (AAP). This site falls within the designated 'Shopping Quarter'. However, it is located on the very edge of this Quarter and outside of the designated Primary Shopping Area not within a Primary or Secondary Shopping Frontage. Policy 1 of the AAP supports the provision of housing across the Plan Area, although encourages a focus in the 'Residential Quarter'. Policy 2 of the AAP requires new development to preserve or enhance the Plan Area's heritage and character and to address climate change.

The conversion of this residential property to a house in multiple occupation is supported in principle subject to its compliance with other adopted policies and material considerations.

2. Character and impact on the street scene

The proposal includes the conversion of the existing building, the existing building is an attractive two-storey terrace property probably one of historic status linked to the adjacent boot and shoe factory. The application proposes limited alterations to the front elevation of this property and it is considered that a condition should be added to any subsequent permission to require the windows and doors to be retained or replaced with sympathetic timber windows to protect the character of this area. Subject to this the proposal is unlikely to have a significant impact on the street scene and is therefore considered in accordance with policy 7 of the NPPF and policy 13(h) of the CSS and policy 2 of the Town Centre AAP.

3. Impact on Amenity

The proposal is to convert the existing single residential dwelling into a house of multiple occupation. There is potential for noise impacts from the property through additional occupants. However, this can be adequately addressed by a suitably worded noise condition to provide acoustic separation between properties and rooms to protect the amenity of occupants.

The original application contained within it a room to the first floor which was only served by roof lights. It is considered that this room would have an unacceptable impact on the amenity of future occupants through the limited access to outlook from their only personal space. This is contrary to the guidance outlined in Policy 13(l) of the CSS and paragraph 17 of the NPPF. The applicants have therefore agreed to amend the plans in the following ways:

Two first floor bedrooms will be merged and the wall removed to create one large open plan studio unit similar to the room on the first floor behind this proposed unit. This is considered acceptable as there is a large window to the front elevation, this combined with rooflights would adequately serve this space without impacting the amenity of future occupants.

The bathroom to the ground floor rear elevation off the utility room is to become a bedroom and further bathroom facilities put in each of the rooms to service the future occupants of this property. As well as these additional facilities the plans shows three other bathrooms which is considered acceptable to serve eight occupants.

Subject to these amendments the proposal is considered in accordance with policy 13(l) of the CSS and paragraph 17 of the NPPF.

4. Highway safety and car parking

Policy 13(n) states that new development should not have an adverse impact on the highway network or highway safety. The highways authority previously raised concerns with regards to a lack of information contained within the application in terms of car parking. However, they have subsequently withdrawn their objection to the application on the grounds that the HMO is likely to generate similar levels of traffic to the existing use of the building as dwelling(s).

The site is located in the Town Centre location close to the bus station and within walking distance of the train station. It is close to key services and facilities including retail and eating establishments. The site is in a location where one would expect car parking provision to be low. Outside the property on street car parking is restricted by the presence of double yellow lines, this will further discourage car ownership for future occupants. Policy 6 of the Town Centre AAP supports low or zero car parking on sites in close proximity to services, amenities and public transport. It goes on to say that all residential developments will provide secure cycle storage. It is therefore recommended that a condition be added to the permission to require cycle storage to be planned into the development.

It is considered that given the location of the proposal, within the town centre, then zero car parking is acceptable and in accordance with policy 13(n) of the CSS and Policy 8 of the Town Centre AAP.

Conclusion

Subject to receiving amended plans depicting the revisions as set out above the proposal is considered acceptable in principle and subject to conditions in accordance with policies 6, 7 and 12 of the NPPF, policies 1, 9, 13 and 14 of the CSS, policies 1, 2, 6, 8 and 15 of the Kettering Town Centre AAP and policy 35 of the Local Plan for Kettering Borough.

**Background
Papers**

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

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