

BOROUGH OF KETTERING

Committee	Full Planning Committee - 30/07/2019	Item No: 5.4
Report Originator	Jonathan Pavey-Smith Development Officer	Application No: KET/2019/0261
Wards Affected	Rothwell	
Location	12 Wales Street, Rothwell	
Proposal	Full Application: Change of use from care home to residential dwelling	
Applicant	Mr H Say	

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. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the development hereby approved shall only be occupied as a single dwellinghouse and not as any house in multiple occupation.

REASON: In order to protect the character of the area, the amenity of neighbouring residents and to prevent pressure on additional on street parking in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2019/0261

This report is being put before the Committee due to unresolved material planning objections.

Information

Relevant Planning History

None

Site Visit

Officer's site inspection was carried out on 18/06/2019 and 18/07/2019

Site Description

The application site consists of a 5 bedroom Victorian two storey Care Home which is seen in the street as a red-brick building on the corner of Wales Street. The site is located toward the northern extent of the town and forms part of established dwellings of varying designs along Wales Street.

Proposed Development

The application seeks consent for the change of use from residential Care Home (C2) to a single dwelling (C3). The proposal has no external alterations.

Any Constraints Affecting the Site

None

Consultation and Customer Impact

Rothwell Town Council: No observations to make.

Neighbours: Two letters of objection received from nearby residents; the grounds of these objections are summarised:

- Adverse impact caused to residential amenity as a result of disturbance (noise) which would mean that windows are required to be closed
- Increased traffic movements causing harm to residential amenity
- Harm to highway safety at the access which is on a blind bend.
- Inadequate parking provision

Planning Policy

Development Plan Policies

National Planning Policy Framework

Section 5 – Delivering a sufficient supply of homes

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

North Northamptonshire Joint Core Strategy (JCS):

1. Presumption in favour of sustainable development
7. Community services and facilities
8. Place shaping
11. The network of urban and rural areas
28. Housing requirements
29. Distribution of new homes
30. Housing mix and tenure

Financial/Resource Implications

None

Planning Considerations

The key issues for consideration in this application are:-

1. The principle of the development
2. Impact on character and appearance
3. Impact on residential amenity
4. Impact on highway safety

1. The principle of the development

The application site is located in an established residential area of Rothwell within the town boundary accessed off Wales Street.

The principle of proposing a residential property within the confines of a town is consistent with saved Local Plan Policy 35, Policies 11 and 29 of the North Northamptonshire Joint Core Strategy (JCS) and guidance contained within the National Planning Policy Framework (NPPF) which seeks to focus development in towns in the interest of sustainability and to safeguard rural areas.

Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of new residential development provided that it complies with the place shaping principles outlined within the policy. For example there should be no adverse impact on character and appearance, residential amenity of existing or future occupiers and the highway network. These matters are considered further below.

As such, the general principle of proposing housing in this location complies with Local Plan Policy 35, Policies 11 and 29 of the JCS and the NPPF.

2. Impact on character and appearance

Policy 8 (d) consistent with Chapter 12 of the NPPF seeks development to respond to local character and context.

The development site relates to a five-bed (vacant) Care Home which includes a rear garden with a parking area for two cars, accessed off Wales Street.

Whilst vacant the property appears to be in a good state of repair and suitable for habitation providing a good quality of life for occupiers.

The character of the built area is defined by established terraced and detached family-sized dwellings arranged in a linear form to the northern side of Wales Street.

The application is for a change of use of the residential care facility to a 5 bedroom dwelling house. The scale of persons present at the property therefore is expected to be reduced.

The character of the property thereby would be changed from a higher intensity care facility to a single dwelling which would be in keeping with the established surrounding residential uses.

The proposal would thereby comply with Policy 8 (d) and 11 (b) of the JCS and Policy 3 (a) of the NP which seeks to ensure that new development responds to local character.

3 Impact on residential amenity

Policy 8(e) of the JCS seeks to ensure quality of life by seeking development that protects the amenity of neighbouring properties, consistent with paragraph 127 (f) of the NPPF.

The comings and goings associated with the dwelling would result in a decrease in levels of noise and activity in and around the site when compared to the existing care home use. In particular this would include a fewer number of pedestrian and vehicle movements and a decrease in noise from the property day and night.

Particularly given the proximity of the adjacent property at 10 Wales Street Kettering Road, it is considered that this would have an improved effect on the amenities of residents living in surrounding dwellings, including the enjoyment of their gardens, through decreased levels of noise and disturbance.

There is a question regarding the intentions of the workshop on the proposed plans from the neighbouring property. It should be noted that this use will be for residential/domestic use only.

It is therefore concluded that the proposal would be acceptable in terms of impacts on noise and amenity of neighbouring properties. It would therefore comply with Policy 8 of the JCS.

It would be possible, without removing permitted development rights, to use this residence once it is occupied as a dwelling for a small house in multiple occupation. It is considered that in this location, the nature of the character of such an occupation could have an impact on residential amenity and the character of the area. It could also increase the demand for on street parking overnight in particular. This would be different in character to the current care

home use and should be controlled. It is therefore proposed to remove permitted development rights in this regard by condition.

4. Impact on highway safety

Policy 8 (b) of the JCS seeks to make safe and pleasant streets by, amongst other ways, ensuring satisfactory means of access and provision for parking.

The access to the site off Wales Street will not be altered as part of this proposal and the proposed dwelling has two existing parking spaces to the rear of the site. The objections regarding the access being on a blind corner have been taken into account. However, it is considered that the comings and goings associated with the dwelling would result in a decrease in levels of vehicle movements when compared to the existing Care Home use. This decrease in vehicle movements to the access will aid highway safety, and will decrease pressure for on street parking.

Thereby the proposal complies with Policy 8 (b) of the JCS which seeks to ensure that development does not prejudice highway safety.

Conclusion

It is considered that the proposal complies with policies within the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Jonathan Pavey-Smith, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: