

MC/21/0878

Date Received: 26 March 2021
Location: 33 Culpepper Road Parkwood
Gillingham Medway
Proposal: Change of use from residential dwelling C3 to use class C2
Supported living accommodation
Applicant: Otas Supported Living
Mrs Sussannah Igbinedion-Obadjere
Ward: Rainham South Ward
Case Officer: Josie Doherty
Contact Number: 01634 331700

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 21st July 2021.

Recommendation - Approval with Conditions

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drawing numbers: 2929 (02 003) received 27 April 2021 and 2929 (02 002) received 11 May 2021.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The number of residents cared for and residing on the premises shall not exceed 3 at any one time.

Reason: To ensure that the development would not prejudice the amenities of the residents nearby in accordance Policy BNE2 of the Medway Local Plan 2003 and paragraph 127 of the NPPF.

For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

Change of use from residential dwelling C3 to Use Class C2 Supported living accommodation for adults with mental health concerns or learning difficulties.

Relevant Planning History

MC/20/2956

Conversion of integral garage to a habitable space
Decision: Approved with conditions
Decided: 12 February 2021

Representations

The application has been advertised on site and by individual neighbour notification to the owners and occupiers of neighbouring properties.

Eight letters of objection have been received raising the following objections:

- Increase in noise
- Increase in traffic and increase in parking pressure
- Excessive lighting
- Inappropriate in a residential area housing predominantly families

Concerns such as decrease in value of properties is not material planning consideration.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan). The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2019 and are considered to conform.

Planning Appraisal

Principle

Paragraph 8 of the NPPF supports strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations. Paragraph 60 of the NPPF states that planning authorities should take account of the housing need for different groups in the community, including affordable housing, families, older people, students and people with disabilities. A care home falls within the housing need for the Council and from the emerging evidence of the Local Plan, suggests that there is a need in coming years for more specific care needs within the Medway. Policy CF2 of the Local Plan also supports the introduction of new community facilities subject to amenity, access, and size while Policy H8 of the Local Plan sets out the criteria for residential institutions.

Policy H8 states that within change of use proposal, the dwelling concerned would need to be too large for the use of a single household. The property is a three-bedroom dwelling house as such can be used as a single-family dwelling. However, due to the

specific nature of the care proposed and the need for specialist accommodation, there is no objection based on the size of the property in this regard. Consequently, the loss of the dwelling in single household would be acceptable in principle, as it would provide alternative housing to meet the Councils housing need. The application site is located within the urban area within 5 minutes' walk from the neighbourhood centres of Peverel Green and Park Woods and 10 minutes from the neighbourhood centre of Fairview Avenue, as such services and public transport links are easily accessible for residents who do have a degree of independence. The proposal would result in the loss of a 3-bedroom family dwelling however it would provide care and support for up to three people with learning difficulties or mental health issues.

Design

Paragraphs 124 and 127 of the NPPF emphasises the importance of good design and Policy BNE1 of the Local Plan states that development should be satisfactory in terms of scale and mass and should respect the visual amenity of the surrounding area. No external alteration proposed and as a result it is considered that the proposal would respect the character and appearance area. The development is therefore considered to be in accordance with Policy BNE1 of the Local Plan and paragraphs 124 and 127 of the NPPF.

Amenity

There are two main amenity considerations, firstly the impact of the proposed development on neighbours and secondly the living conditions for the future residents of the development itself. Policy BNE2 of the Local Plan and paragraph 127 of the NPPF relates to the protection of these amenities.

By virtue of the level of occupation of the care home and there being no external alterations, there would be no detrimental impact on neighbouring amenities regarding sunlight, daylight, outlook or privacy. Similarly, the three-bedroom nature of the property allows for a maximum of 3 residents to be housed at any one time. This coupled with the 24 hours care they will receive from members of staff there is not considered to be an unacceptable impact on neighbouring amenity in terms of noise and disturbance.

The proposal does not intend to alter the internal layout of the property and as such the development would not result in the loss of residential amenities such as daylight or outlook, it is considered that the accommodation within the property is of a sufficient size to suit the requirements of this specific care home need.

As such, subject to condition to control the number of residents cared for in the property, the proposal would not result in unreasonable levels of noise or disturbance to neighbouring occupiers and is therefore acceptable in compliance with Policy BNE2 of the Local Plan and paragraph 127f of the NPPF.

Highways

The application site currently has off-road parking provision for 2 cars, the development would not result in any loss of off-road parking. It is considered that the use would not impact on the highway or parking in the area, over and above what is experienced from the existing C3 use. As such, the proposal is in accordance with Policies H8, T1 and T13 of the Local Plan and paragraph 109 of the NPPF.

Bird Mitigation

As the application would not result in the creation of any additional planning units no objection is raised in regard to Policies S6 and BNE35 of the Local Plan.

Conclusions and Reasons for Approval

In summary, there is no objection in principle to the proposed change of use to a supporting living facility. The impact of the development with regard to design, amenity and highways safety is acceptable. The proposal is in accordance with Policies H8, BNE1, BNE2, T1 and T13 of the Medway Local Plan 2003 and paragraphs 109 and 127 of the NPPF.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the number of representations received expressing a view contrary to officer's recommendation.

Background Papers

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection on Medway Council's Website <https://publicaccess1.medway.gov.uk/online-applications/>