

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 15/01/2019</b>	<b>Item No: 5.2</b>
<b>Report Originator</b>	<b>Natalie Westgate Senior Development Officer</b>	<b>Application No: KET/2018/0831</b>
<b>Wards Affected</b>	<b>Desborough Loatland</b>	
<b>Location</b>	<b>7 Thistle Drive, Desborough</b>	
<b>Proposal</b>	<b>Full Application: Change of use from residential to living accommodation for young adults transitioning into independent living</b>	
<b>Applicant</b>	<b>Mrs R Makamure</b>	

### 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 subject to the following Condition(s):-

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. The use hereby permitted shall not commence until the 2 off-road vehicle parking spaces has been re-marked out in white paint in accordance with the approved details, and that area shall thereafter be reserved for parking purposes associated with the property and shall be maintained in that form thereafter.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Permission is for residential accommodation for up to a maximum of 4 young people (aged up to 18 years old) with one person staying for care only.

REASON: Property is only suitable for this level of occupation and in the interests of neighbour amenity and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## **Officers Report for KET/2018/0831**

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

### **3.0 Information**

#### **Relevant Planning History**

None relevant

#### **Site Visit**

Officer's site inspection was carried out on 09/11/2018.

#### **Site Description**

The site is located on the north western side of Thistle Drive, Desborough. The site forms a terraced town house and consists of a modest sized garden to the rear. The site is surrounded by residential properties. The road and footpath forms the southern boundary of the site. Parking for the local residents and the site is to the west of the site.

#### **Proposed Development**

The proposed development is for a change of use of the residential dwelling (C3 use class) to living accommodation for young adults transitioning into independent living (C2 use class) for 4 young adults and associated manager.

#### **Any Constraints Affecting the Site**

None

### **4.0 Consultation and Customer Impact**

#### **Town Council**

Desborough Town Council object to the application on the following grounds:

- Overdevelopment within the site. There would be 5 people sleeping at the site and a lack of additional space for service users for activities such as therapeutic activities or office accommodation for staff
- Insufficient parking
- Increase in traffic by staff and service users
- Increase in noise as a result of the increase in traffic
- There is covenants on the property to remain a dwelling

#### **Highway Authority**

Objection. There is lack of car parking and cycle parking at the site.

#### **Environmental Health Officer**

No comments

#### **Crime Prevention Design Advisor for Northamptonshire Police**

There is lack of information to fully assess the impact.

## **Neighbours**

There have been objections from 12 different nearby residential properties. The objections are on the following grounds:

- Overdevelopment with a lack of adequate internal space for 5 bedrooms, meeting room, eating area and furniture (i.e. wardrobe/filing cabinets/desk)
- Not suitable use in a quiet residential area with concern of increase in noise, more comings and goings at the site and increase in anti-social behaviour to the locality. There is lack of detail of how this aids the social housing situation and the service users may not be from the local community.
- Lack of parking for staff and users
- Buses currently stop adjacent to the third parking space
- Poor highway safety with parking to the front of the site reducing vehicular visibility
- Start-up business so concern on lack of experience
- Not all neighbours in The Grange were written to but there was site notice on lamppost
- Reduction of property value

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Section 5: Delivering a sufficient supply of homes

Section 8: Promoting Healthy and Safe Communities

Section 9: Promoting sustainable transport

Section 11: Making effective use of land

Section 12: Achieving well-designed places

### **Development Plan Policies**

#### **North Northamptonshire Joint Core Strategy**

Policy 7: Community Services and Facilities

Policy 8: North Northamptonshire Place Shaping Principles

Policy 11: The Network of Rural and Urban Areas

Policy 29: Distribution of New Homes

Policy 30: Housing Mix and Tenure

#### **Saved Policies in the Local Plan for Kettering Borough**

Policy 35: Housing Within Towns

## **6.0 Financial/Resource Implications**

None

## **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of Development
2. Residential Amenity
3. Highways and Parking
4. Comments on other points raised by proposal

### **1. Principle of Development**

The application site is in an established residential area. Policies 11 and 29 of the North Northamptonshire Joint Core Strategy direct development to the existing market towns to support regeneration and local services, and encourage the re-use of previously developed land and buildings in the growth towns. Saved Policy 35 of the Kettering Local Plan supports the development of residential uses within the town boundaries. Although the proposals are for a residential home for young adults transitioning into independent living (Use Class C2) the use is considered to be of a similar nature to the original Use Class C3 and would be supported by this policy. The scheme would therefore strengthen the network of settlements within the Borough in compliance with Policies 11 and 29 of the North Northamptonshire Joint Core Strategy (NNJCS) and saved Policy 35 of the Kettering Local Plan.

The application site consists of a terraced town house which has been vacant for some time and has previously been used as a private dwelling. The property is set within a relatively generous plot and provides separate entrance and exit for vehicles with the provision of up to 2 parking spaces. The intention is to internally convert the property to provide living accommodation to accommodate 4 young adults and a live-in carer to work with part-time staff to supply 24 hour care for the young adults.

Subject to detailed consideration being given to the effect of the proposed use having an acceptable impact on the residential amenity and highway/parking impacts and ensuring it complies with National and Local Policies detailed above, the principle of converting the premises is considered to be acceptable.

### **2. Residential Amenity**

Policy 8(e)(i) of the NNJCS seeks to ensure that development prevents harm to the residential amenities of neighbouring properties, such as by reason of noise, smell, light, overbearing, loss of light or overlooking.

There are no proposed additional windows so there would be no increase to the existing mutual overlooking of neighbouring properties. The floorplans indicate adequate space for the proposed change of use.

The proposed use is for living accommodation for young adults transitioning into independent living (C2 use class) for 4 young adults and associated manager and as such the activities of the use are unlikely to significantly

increase from one as a single household dwelling. Whilst there may be an increase in the number of vehicle trips to and from the site, the property is accessible by public transport and a parking courtyard to the east of the site is available. The use of the car park may result in noise in respect of opening and closing of car doors etc. however, it is considered that this will not be excessive, and given the location will not be different from the surrounding noises that are present within this location. There are no comments of concern from the Environmental Health Officer.

It should be noted that the property could be occupied by the same number of adults living as a small house in multiple occupation or communally with an element of care without the need for planning permission.

In summary the proposed development is considered to be in accordance with Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy and will not create an unacceptable impact upon the amenities of neighbouring properties through increased noise.

### 3. Highways and Parking

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

The applicant has supplied with the application the provision of parking arrangements in respect of the change of use of the property. There is an existing access to the parking courtyard which would provide 2 parking spaces to the site. The applicant has clarified that the care home will be in operation 24 hours per day and will be staffed on a rota system based on shifts per day.

Highways Parking Standards guidance states that Residential Institutions (C2 Class Use) require 1 parking space per full time equivalent member of staff and 1 visitor space. According to the clarification provided by the applicant there will be no more than a total of 4 staff working on site at any point (1 full time and 3 part-time basis). Given the proposed development is well served by public transport near to the site and the low level of staff at any given time then the parking provision would be adequate. One secure cycle parking space should also be provided. There is a modest sized garden and shed so there is space for secure cycle parking within the site.

It is considered that the access arrangements will be adequate to provide manoeuvring and parking arrangements for all staff, visitors and support services, particularly at the staff handover points. Given the age and circumstances of the users then it is unlikely there would be much demand from the residents living at the site.

It is therefore considered that the proposal would provide adequate access and parking for the proposed facilities and would not prejudice highway safety and would therefore be in accordance with Policy 8 of the NNJCS.

### 4. Comments on other points raised by proposal

The adjoining neighbours were written to and there was site notice on the lamppost so the correct process of consultation was followed. It is not normal practice to consult all of The Grange for an application consisting of only one unit.

The covenant, business experience and reduction of property value are not planning considerations.

### **Conclusion**

It is considered that the proposals would be acceptable in relation to the residential amenity for neighbouring properties and in terms of highway safety and parking. In this respect the proposals would be in accordance with the Development Plan and the NPPF.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Natalie Westgate, Senior Development Officer on 01536 534316

#### **Previous Reports/Minutes**

Ref:

Date: