

Agenda Item 29.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
171648	8/8	Wokingham Town	Emmbrook	Council's Own Application

Applicant Wokingham Borough Council (Housing Services)
Location Broadway House, 7-9 Shute End, Wokingham **Postcode** RG40 1BH
Proposal Full application for the proposed change of use from bed and breakfast (Use Class C1) to a residential hostel (Sui Generis) with 10no self-contained units including changes to fenestration and internal refurbishment
Type Other - Change of Use
PS Category 20
Officer Pooja Kumar

FOR CONSIDERATION BY Planning Committee on 9 August 2017
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The application proposes the conversion of a former Bed and Breakfast (Use Class C1) to a residential hostel (Sui Generis) to provide temporary accommodation for homeless families and individuals on a temporary basis.

The site is in a sustainable location, within the town centre with good access to various public transport links, schools and services; therefore there is no vehicle parking proposed as part of the current application. The proposed external alterations are limited to replacement, relocated and altered windows and doors whilst all other alterations would be internal and relate to the refurbishment of the building.

The hostel includes a ground floor office to provide space for a Specialist Housing Officer to use during regular Monday-Friday office hours. An out of hours contact point will also be available for occupants of the site and neighbours.

Concern has been raised by local residents regarding fire and safety issues, overlooking, character of the area, noise and disturbance, lack of outdoor space, cramped number of units and highway safety issues. Whilst these concerns are understood, the proposal would not have a detrimental impact due to these issues at a level that would warrant refusal. Para's 8 to 48 covers these concerns in greater detail.

PLANNING STATUS

- Major development location
- Town & District Centre Boundary
- Conservation Area
- Thames Basin Heaths SPA- 7km
- Contaminated land consultation zone
- South East Water
- Sand & Gravel Extraction
- Aerodrome Safeguarding for Wind
- Archaeological Site

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:

A. Conditions and Informatives:

Timescale

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

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

Approved details

2. This permission is in respect of the submitted application plans and drawings numbered 5150.02.01 Sheet 01; 5150.02.02 Sheet 01; 5150.003 Sheet 01; Location Plan 1:1250 and; Design & Access Statement (June 2017) received by the local planning authority on 14th June 2017. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

External Materials

3. Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless otherwise agreed in writing by the local planning authority.

*Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3*

Further Details to be approved

4. Prior to the commencement of the relevant part of the work the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as so-approved prior to occupation of the development.

- i) Window and door joinery details
- ii) Details of ventilation bricks to bin store windows
- iii) Details of the means of widening and making good the front entrance

*Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3*

Cycle Parking

5. No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing(s)/details. The cycle parking/ storage shall be permanently so-retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant

policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Hours of construction

6. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.
To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Restriction of permitted development rights - windows

7. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the first floor level or above in any elevation of the development hereby permitted except for any which may be shown on the approved drawing(s).
To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3

Number of Occupants

8. The hostel hereby approved shall be occupied by no more than 19 adults at any one time.
Reason: In the interests of highways safety and parking. Relevant policy: Core Strategy policy CP1 and CP3 and Managing Development Delivery Local Plan CC07

Site Management Plan

9. Prior to first occupation a site management plan shall be submitted to and approved in writing by the Local Planning Authority. The Site Management Plan shall include details of occupation contracts and their conditions, management of the site, out of hours contact details and restriction of parking. The management of the site shall be in accordance with the agreed Site Management Plan unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of the residential amenity of future occupants and neighbour amenity. Relevant policy: Core Strategy policies CP1 and CP3.

Informatives

1. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

2. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant or the Council's ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

3. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:
 - A full pre-application submission was made by the applicant.
 The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

PLANNING HISTORY

Historical planning records relate to minor alterations to the site. The most recent history is outlined below:

F/2004/1155	Proposed change of use from offices B1 to boarding house (C1) plus single storey rear extension conditionally approved on 20 th October 2004
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SUMMARY INFORMATION

Site Area	183 sqm
Existing use	Bed & Breakfast (C1)
Proposed use	Residential Hostel - Sui Generis
Existing number of rooms	12
Proposed number of units	10
Existing & Proposed parking spaces	3

CONSULTATION RESPONSES

WBC Biodiversity	No objection subject to informative 2
WBC Drainage	No objection
WBC Conservation & Listed Building	No objection subject to conditions (3 and 4)
WBC Ecology	No objection
WBC Environmental Health	No objection
WBC Highways	No objection subject to condition (5)
WBC Tree & Landscape	No objection
WBC Waste Services	No objection
Royal Berkshire Fire & Rescue	No objection

REPRESENTATIONS

Wokingham Town Council: No comments received

Local Members: No comments received

Neighbours: Thirteen letters of objection received on the basis of the following:

- Fire Safety issues with no. of occupants and layout; (para 42-43)

- Noise & Disturbance; (para 46-47)
- No parking on site; (para 26-29)
- Unreasonable to think people will park elsewhere; (para 26-29)
- Milton Road is a suitable alternative site; (para 45)
- No leisure/play space; (para 35-37)
- Highways safety issues with only one access; (para 24-25)
- Cramped internal layout; (para 44)
- Out of character building with adjacent listed buildings; (para 13-20)
- Proposal fails to enhance Conservation Area; (para 13-20)
- No disabled access; (para 4)
- Guildgate House has no parking; (para 27)
- Who will control rubbish & recycling; (para 40-41)
- Anti-social behaviour rife on site; (para 46-47)
- Site needs to be cleared up from rubbish; (para 401-41)
- Loss of privacy to properties at the rear of the site; (para 21)
- The proposal would have a negative impact on the Town Centre Regeneration; (para 13-20)
- Location maps out of date and do not include 4a Milton Road; (para 49)
- Applicant failed to discuss proposal with local residents in advance of the planning application (para 48).

APPLICANTS POINTS

- The Council have a duty to provide temporary accommodation for households (with children and/or who are vulnerable) while their applications for Council housing are investigated but also while permanent accommodation is found.
- The Council currently houses 23 households (individuals and families) in B&B's outside of the Borough (generally Slough and Reading areas).
- The site will provide temporary accommodation, usually 6 to 9 months in duration, for the households currently outside of the Borough. Allowing 15 households to be accommodated on site in a 12 months period.
- Due to the demographics of the proposed occupants it is unlikely that they will own a car. However, should there be a need for parking, then this is available at other local sites.
- The proposal will allow households to remain within the Borough and close to their existing schools and work places.
- There would be staff on site between 9am and 5pm Monday to Friday.
- The site is sustainably located and would meet the Borough's need for alternative accommodation.

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals

Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB09	Residential accommodation for vulnerable groups
	TB12	Employment Skills Plan
	TB21	Landscape Character
	TB24	Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Monuments and Conservation Areas)
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 7

PLANNING ISSUES

Description of Development:

1. The proposal is for the conversion of the existing building from a former 12 bedroom Bed & Breakfast (Use Class C1) to a residential hostel (Sui Generis) comprising of 10 self-contained units.
2. The proposal does not include any extensions; however there are amendments proposed to the front elevation windows at ground floor level to provide obscure glazed windows and ventilation to the bin store; re-positioning and widening of the front door and; amendments to the ground floor rear extension to relocate windows and doors in the existing rear extension.
3. The proposed alterations would accommodate the conversion of the building into 10 bedroom hostel with a ground floor bin area; ground floor cycle parking; ground floor office; ground floor communal washing are and; second floor kitchenette. Each unit would have its own kitchen unit and would be en-suite. Bedrooms 2 and 3 on the ground floor would have linked rooms and would accommodate a larger family if required.
4. The widening of the access door is for the purposes of disabled access to the building. Although it is acknowledged that a lift is not proposed within the building, the site would allow the ground floor rooms to be occupied by any disabled occupants if necessary.
5. There is no vehicle parking proposed as part of this scheme due to the demographics of the proposed occupants, however should there be a need for

parking then this is available at other similar Council operated site's in the local area such as Foxwood on Milton Road (approved by planning committee in July 106) and 48 Oxford Road. The availability of parking spaces is detailed in paragraph 24.

6. The site would have an office which would be occupied during normal office hours, Monday to Friday. The occupants would be able to contact Housing Services out of hours should any problems occur, however from other sites managed by Housing Services their experience is that that this is rare.
7. The development would provide space for those who have been made homeless. The site would provide temporary housing (on a likely 6/9 month basis) which the applicant has advised would be much more cost effective than long term stay in bed and breakfast housing and to ensure that relocation away from Wokingham didn't take place. Housing would be provided on a temporary basis until individuals were able to find alternative accommodation.

Principle of Development:

8. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
9. The site is located within a major development location and as such the development is acceptable in principle providing that it complies with other policies in the Core Strategy and MDD Local Plan. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character of the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land users and occupiers and this is discussed below.
10. The site is in a sustainable location, and whilst it is termed as supported living, the proposal would be residential in nature which would reflect the use of residential properties seen along this part of Shute End.
11. As the site is located within a Conservation Area, it must be assessed against policy TB24 of the MDD Local Plan. The policy advises that WBC will 'support development proposal that will conserve and, where possible enhance the local character, setting, management and historic significance of designated heritage assets' criterion 2b. The proposed development is considered to accord with policy TB24 in that it would conserve the character of the Conservation Area by limiting the amount of external alterations to the built fabric.
12. Policy CP2 (Inclusive Communities) of the Core Strategy outlines that planning permission will be granted for proposals that address the requirements of (b) Children, young people and families, including co-ordination of services to meet their needs whilst Policy TB09 (residential accommodation for vulnerable groups) of the MDD Local Plan supports, support for vulnerable adults and families in situations such as this. In this instance, the proposal would be in accordance with

the spirit of Policies CP2 and TB09 as the scheme would provide accommodation for homeless families for a temporary period and therefore the proposal would address the requirement of this policy.

Character of the Area:

13. The site is located within Wokingham Town Centre Conservation Area and along one of the main routes into Wokingham town centre. The site contributes to the character and setting of the Conservation Area by virtue of the external finishes and building line of development along Shute End. The site is prominent within the street scene and visually in some disrepair, as noted by comments from local residents. The application site is also attached to a grade II listed building no.5 Shute End to the east of the site.
14. WBC Conservation Officer has been consulted on the proposal and has advised that the building on site is a much altered two storey plus attic building built of red brick with tile hung first and attic storeys. The officer advises that the age of building is built in the late 19th century which at the time was of two storeys with a traditional gabled roof, however the roof space was altered to a flat attic storey in the latter part of the 20th century.
15. The proposed alterations to the site are limited to the insertion of terracotta ventilation bricks in the window heads of two ground floor windows which would serve the bin store, the insertion of film/opaque glass to these windows and the widening and set-back of the front door. These alterations would be at ground floor level and would be visible changes in the front elevation; however it is considered not to result in any harm to the appearance of the site and setting of the Conservation Area and WBC Conservation Area officer has raised no objection to this. The proposed amendments would make a functional amendment to this non-listed building and it is considered that these amendments would not adversely affect the street scene.
16. The proposed flue would project through the flat roof of the main building; however it is considered that this amendment would not be visually prominent from the street. As such no harm is considered to occur from this element of the proposed works.
17. To the rear, work is limited to bricking an existing window and door in the rear extension and creation of a new rear entrance door a several new casement windows at ground floor level. The new openings are proposed to match the existing brickwork and the proposed windows are proposed to include painted timber. It is considered that the proposed rear amendments would not have a harmful impact on the character of the Conservation Area, nor harm the setting of the attached listed building.
18. It is acknowledged that a number of local residents have had commented on the scheme, especially with respect to the impact on the character of the area, Conservation Area and wider impact on the Town Centre Regeneration. The proposed use, combined with the proposed amendments is considered not to be out of character for a town centre location. In addition the proposed use is considered to be more compatible with the nearby residential (Use Class C3) uses than the existing bed and breakfast use. The proposal would bring the

building back into a form of residential use which is compatible with other town centre uses and furthermore the proposal is considered not to adversely affect the town centre regeneration.

19. The proposed change of use and associated alterations to the building is considered not to result in any harm to the listed building to which it is attached. The proposed obscure glazed windows to the front elevation would be similar to the ground floor windows at the adjacent building Guildgate House which has been converted from offices to residential flats under the prior approval route (OFF/2013/1481). The re-location and widening of the front door is considered to have no detriment to the visual appearance of the site within the street scene.
20. In respect of character and appearance the proposed development is considered not to result in any adverse impact. The proposal would not enhance the character of the Conservation Area but it would in fact maintain the character of the same and would result in no harm to the setting of the adjacent listed building. The proposed external alterations are considered to be limited and by bringing the site into use the appearance of the building would be improved. As such, subject to conditions recommended by WBC Conservation Officer it is considered that the proposal would accord with policy CP3 of the Core Strategy and policy TB24 of the MDD Local Plan.

Residential Amenities:

Overlooking:

21. The proposed development would not introduce new windows along any of the elevations of the host building. It is noted that a neighbour to the rear of the site has advised that there could be potential overlooking/loss of privacy as a result of the proposal; however it is considered that the existing relationship between the application building and neighbouring sites would remain unaltered as a result of the proposed development and therefore there is no adverse impact on residential amenity in respect of overlooking. As such the proposal is considered to accord with policy CP3 of the Core Strategy in this respect.

Loss of Light

22. The proposal includes no extensions and alterations to the existing building and therefore it is considered that there are no adverse impacts in respect of loss of light as a result of this proposal. As such the proposal accords with policy CP3 of the Core Strategy in this respect.

Overbearing:

23. The proposal includes no extensions to the existing building and therefore the proposal is considered not to result in any adverse impact in respect of overbearing. As such the proposal is considered to accord with policy CP3 of the Core Strategy in this respect.

Access and Movement:

24. **Highway Safety and Access:** The proposal would utilize an access point, albeit relocated further into the site. It is considered that this is acceptable for the proposed use and would not result in any harm in respect of highways safety.

25. Some comments have been raised from local residents that the access is unsuitable for children. The pavement outside of the site is in accordance with the borough's standards and provides sufficient space for people to stand and wait whilst entering and exiting the site. As such the proposal is considered to have no adverse impact on highways safety.
26. **Parking:** There is no vehicle parking available on site and Highways officers have advised that due to the site's town centre location and access to various modes of public transport the lack of parking is considered acceptable in this instance. The 12 bedroom bed and breakfast also had no parking and therefore the proposal is considered to be an improvement on the current lawful use.
27. An objection has been received in respect of the lacking of parking available for Guildgate House, which is attached to the application to its western side. The lack of parking at an adjacent site is not a material consideration for the determination of this application. As advised in paragraph 22, Highways officers have raised no objection to the lack of parking as this is a sustainable location and the demographics of the potential occupants would mean that they are unlikely to own a car.
28. In addition to this, there is long term vehicle parking available at the nearby Foxwood Milton Road and 48 Oxford Road which are other hostels owned and managed by the Council. The applicant has advised that there are 9 parking spaces at Foxwood for 5 residential flats and 15+ parking spaces at Oxford Road for 9 flats. As such there is sufficient capacity for parking in the event that it is needed.
29. It is considered appropriate to condition the maximum number of adults on site at any one time to ensure that there is no excessive demand for parking at the other site. Based on the number of bedrooms (10) and the number of beds within the rooms, it is considered that no more than 19 adults could occupy the site at any one time. As such it is considered appropriate to attach condition 8 in the interests of parking and highways safety.
30. **Cycle Parking:** The proposed floor plans indicate that there would be secure cycle parking available at ground floor level. A condition (5) to secure this is by officers, subject to which the proposal is considered to accord with policy CC07 of the MDD Local Plan.
31. **Sustainability:** The site is located within a major development area and within the boundary of Wokingham Town Centre where there are excellent links to the railways station and frequent bus services. Moreover there is a secure cycle on site. As such, the proposal is considered to accord with Core Strategy policy CP6.

Flooding and Drainage:

32. There are considered to be no flood risk and drainage issues arising from the proposed development. The proposal would not alter the footprint of the building and the site is not within an area that suffers from high surface water flooding. As such the scheme is considered not to result in any adverse impact in respect of policies CC09 and CC10 of the MDD Local Plan.

Landscape and Trees:

33. The proposed change of use would not require the loss of landscaping within the rear amenity area of the site. The site is currently not in use and visually in some disrepair. WBC Trees and Landscaping officers advise that there is very little space in the rear amenity area which could accommodate successful tree and/or shrub planting and therefore it is considered inappropriate to attach any landscaping conditions with the application before us.
34. The application site is located within Wokingham Town Centre Conservation Area and it is considered that in this instance additional planting is not necessary to maintain the character and appearance of the Conservation Area. As such, the proposal is considered to accord with policy TB21 of the MDD Local Plan.

Amenity:

35. The Borough Design Guide provides standards for residential developments, including flatted developments in town centre locations. The guide advises that for flatted developments balconies are generally acceptable.
36. The proposal is for temporary accommodation and the outdoor space available on site is in the form of a small courtyard wrapped around the existing single storey rear extension. It is recognised that this area is relatively small, however it is common of historic urban centre's to provide a small courtyard in the form of outdoor space. The proposal itself is for temporary accommodation (use class sui generis) and not for use class C3, and therefore it is considered that residential (C3) standards should not be applied to the proposal. There are public parks available around the town centre and it is therefore considered that in respect of the current application the courtyard and local parks are acceptable amenity areas for the development.
37. Whilst there is limited outdoor amenity space on site it is considered that this would not have an adverse impact on the amenities of future occupants. The hostel would be for temporary accommodation only and the standards provided within the Borough Design Guide are for residential (Use Class C3).

Ecology:

38. The proposed development relates to a conversion with works to the roof space limits to the internal refurbishment. The site is not identified as being a known bat roost or having any ecological issues; however it is considered appropriate to attach an informative to planning permission in the case that the protected species of bats are found whilst works are being carried out. Subject to informative 2, the proposal is considered to accord with policy TB24 of the MDD Local Plan.

Community Infrastructure Levy:

39. As the proposal is for the erection of supported living accommodation, it is likely that it would not be CIL liable development.

Waste:

40. Waste officers have reviewed the details submitted with this application and have advised that the re-location of the front door and the proposed bin store is considered to be appropriate for the number of units proposed on site. As there are residential dwellings in the vicinity, there are provisions in place for refuse collection and it is considered that there would be no harm in respect of waste collection as a result of the proposed development.
41. Local residents have identified that waste collection has been an issue from the previous occupants of the site. As a result of the proposed use there will be an on-site manager who will advise occupants on bin collections and therefore the same issues should not occur in the future.

Other:

Fire, Health & Safety:

42. Objections have been received on the internal layout of the scheme representing a cramped form of residential occupation and in turn the health and safety risks from this. Some objectors have also raised fire risks following the fire at Grenfell Tower. These comments are noted; however fire, health and safety risks will be assessed following the grant of planning permission by the Council's Building Regulations team.
43. It is noted from discussions with the applicant that they have produced a fire safety strategy in conjunction with a local fire expert from the Royal Berkshire Fire and Rescue Service and a private consultant. The applicant will need to submit this with a subsequent application to Building Regulations for approval.

Internal Space

44. There have been objections received on the basis of the number of units being excessive and conditions being cramped on site. The proposed use is classed in the use classes order as 'sui generis' and the internal space standards are applied to C3 use. The nature of the proposal as temporary accommodation means that occupants would not be on site for longer than 6/9 months and therefore it is considered that the generic space standards could not be applied in this instance. Furthermore the proposal would have fewer rooms than the existing bed and breakfast.

'Foxwood' Milton Road

45. Objectors have advised that there is a suitable alternative site available for this use at Foxwood, Milton Road. This site at Milton Road was approved as a residential hostel by planning committee in July 2016. It provides residential hostel accommodation in addition (5 bedrooms) to the application before planning committee. The applicant has advised that the current need is to accommodate 23 households (in addition to Oxford Road which is at full capacity) and the combination of Foxwood and Broadway house would provide 15 units for occupation by those who are accommodated outside of the Borough, going a long way towards meeting the identified need.

Noise & Disturbance

46. Objectors have advised that anti-social behaviour has been rife at the application site previously. The local planning authority are aware of these issues due to involvement of planning enforcement officers with the site. The issues were prevalent with the previous owner of the site and since the authority have purchased the site, it has not been in use. It is considered that as a result of planning approval the site would be managed by the local authority and there are unlikely to be anti-social behaviour issues which were previously seen.

47. The hostel at Oxford Road which is in full occupation the Council's Environmental Health Team has not received any complaints from neighbours in respect of anti-social behaviour and the application site would be run in the same manner. As such this is considered not to be a concern following the grant of planning approval.

Consultation

48. An objector has advised that the applicant has failed to discuss the proposals with local residents. The application is not a major application whereby the Council's adopted Statement of Community Involvement advises applicants to discuss major applications with local residents. However residents were formally consulted on this proposal as part of the planning process.

Maps

49. A resident has advised that the location maps submitted with this application are out-of-date and do include the built footprint of site's along Milton Road to the site. The applicant has used an online ordnance survey company to generate a location and site map. It is acknowledged that these plans could be out of date; however the Local Planning Authority has sent consultation letters to all adjoining residents and a notice was displayed outside the site to notify residents of the application and allow them to make comments in accordance with the Council's consultation protocols.

CONCLUSION

The proposed development would be in accordance with adopted policy, principally Policies CP2 and CP3 of the Core Strategy and TB09 and TB24 of the MDD in that the proposed scheme would provide an appropriate form of accommodation for vulnerable groups in a sustainable location. The proposed development would not have a significant impact on the residential amenity of any neighbours, would not cause any highway issues and would not have a detrimental impact on the character of the area.

Subject to the use of the conditions outlined above, the application is recommended for approval.

CONTACT DETAILS

Service	Telephone	Email
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