

Application Number: F/YR12/0549/F
Other
Parish/Ward: Whittlesey
Date Received: 17 July 2012
Expiry Date: 11 September 2012
Applicant: Mr C Usada, Semi-Independent House Ltd.
Agent: Christine Kirby, CPK Architects.

Proposal: Change of use from C3 (residential) to C2 (Residential Institution) for a maximum of 3 children.

Location: 150 Stonald Road, Whittlesey

Site Area/Density: 0.078 hectares

Reason before Committee: The application has been called in by Councillor Mrs Mayor on the grounds that it would be detrimental to the area; and given the level of objections received.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the Change of Use from C3 (residential) to C2 (residential institution) at 150, Stonald Road in Whittlesey. The proposed use will involve the dwelling having an occupancy of up to 6 people, comprising of 3 care staff and 3 children between the ages of 12 and 16 years old.

The key issues to consider are:

- Impact on Residential Amenity
- Highway Safety

The proposal relates to an existing two-storey detached dwelling on Stonald Road in Whittlesey. The dwelling and associated amenity space is considered adequate for the level of care provided and there is off-road parking provided on site. Therefore the application is recommended for approval.

2. HISTORY

Of relevance to this proposal is:

- | | | | |
|-----|-------------|---|--|
| 2.1 | F/96/0423/F | Erection of 2-storey flank extension and single-storey rear extension to existing dwelling. | Granted 21 st October 1996. |
|-----|-------------|---|--|

3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 69: Facilitate social interaction and creating healthy, inclusive communities and provide safe and accessible environments where crime and

disorder, and the fear of crime do not undermine quality of life or community cohesion.

3.2 **East of England Plan**

Policy ENV7: Quality in the built environment.

3.3 **Draft Fenland Core Strategy:**

CS3 Part C: Meeting Wider Housing Need.

CS14: Delivering and Protecting High Quality Environments across the District.

3.4 **Fenland District Wide Local Plan:**

E9 – Alterations and Extensions to existing buildings.

4. **CONSULTATIONS**

4.1 ***Parish/Town Council***

No response received at the time of writing this report.

4.2 ***FDC Scientific Officer (Land Contamination)***

No objections to the application.

4.3 ***Local Residents:***

12 letters of objection received raising the following concerns:

- Noise pollution
- Highway safety issues through parking on the road and the potential level of visitors.
- Potential for rubbish to be thrown onto neighbouring properties.
- Reduction in property values.
- The adjacent property has a problem with vermin and police and the fire brigade have been called to this property many times.
- A residential area is unsuitable for this type of development.
- Increase in a sense of vulnerability for residents.
- Concern over the maximum number of children being adhered to and if they will be long term residents or a high turn over.
- Would not like to see the boundary hedge damaged.
- The adjacent property is in a poor condition and is it appropriate to let children live next door to this property in its current condition.
- Crime statistics have gone up around a similar property nearby.
- This is not a sustainable location. It is not on a bus route and town is a 30 minute walk away.
- Concern over whether the company has the resources to keep the required level of staffing up during holidays and sickness.

5. SITE DESCRIPTION

- 5.1 The site is a residential property which is detached and two-storey. It has been extended previously and is therefore a relatively large dwelling. The site also comprises associated garden land to the rear of the dwelling and a driveway and parking to the front of the dwelling. The site sits within an existing built up residential area within a large number of dwellings that run along Stonald Road. The site is approximately 0.078 hectares in size.

6. PLANNING ASSESSMENT

- 6.1 The key considerations for this application are:

- Proposed alterations
- Residential Amenity
- Highway safety

(a) Proposed alterations

The proposed change of use involves no external alterations to the dwelling. Internally at ground floor level the proposed alterations involve the conversion of the existing garage to an undercover external play area and the existing quiet room off the lounge to the rear into a bedroom. At first floor level the internal alterations involve the two existing larger bedrooms being retained as bedrooms and Bedrooms 4 and 1 being used for staff accommodation. No physical alterations to any internal walls are proposed. It is considered that the proposed alterations are acceptable in this instance and will not have an adverse impact on the character of the area or any nearby residential amenity.

(b) Impact on residential amenity

A key consideration with this proposal is the impact on neighbouring residential amenity. A number of letters objecting to the proposal have been received and the main points have been summarised at the beginning of this report. Many of the issues raised relate to civil matters and cannot be legislated by the planning process such as noise made by the occupants. Issues such as the previous over-occupancy of the dwelling will be controlled as the application is for a maximum of 6 people with no more than 3 children living here at one time. It is considered that the layout of the property is unlikely to result in any detrimental impacts on residential amenity. The poor condition and related issues of the neighbouring property has been raised and it has been questioned whether young people should be moving in next door to a property in such a condition however this would be down to the manager of the organisation to decide, as a Planning Authority we have to determine the application in relation to the property which the Applicant has selected. A full statement into the care and procedures relating to the children living here has been submitted with the application. Taking solely the planning considerations into account it is considered that the proposal involving a maximum of 3 children is acceptable in this instance.

(c) Highway Safety

A further key consideration with this proposal is highway safety. Some of the points raised in the objection letters related to issues of highway safety including the use of Stonald Road as a rat run and concerns over parking. There is an existing driveway and parking area to be retained for use at the front of the dwelling which is considered acceptable for the level of proposed occupants. A taxi service is proposed to take the children to and from school

and this may result in some on-street parking however this is considered to be for short periods at a time.

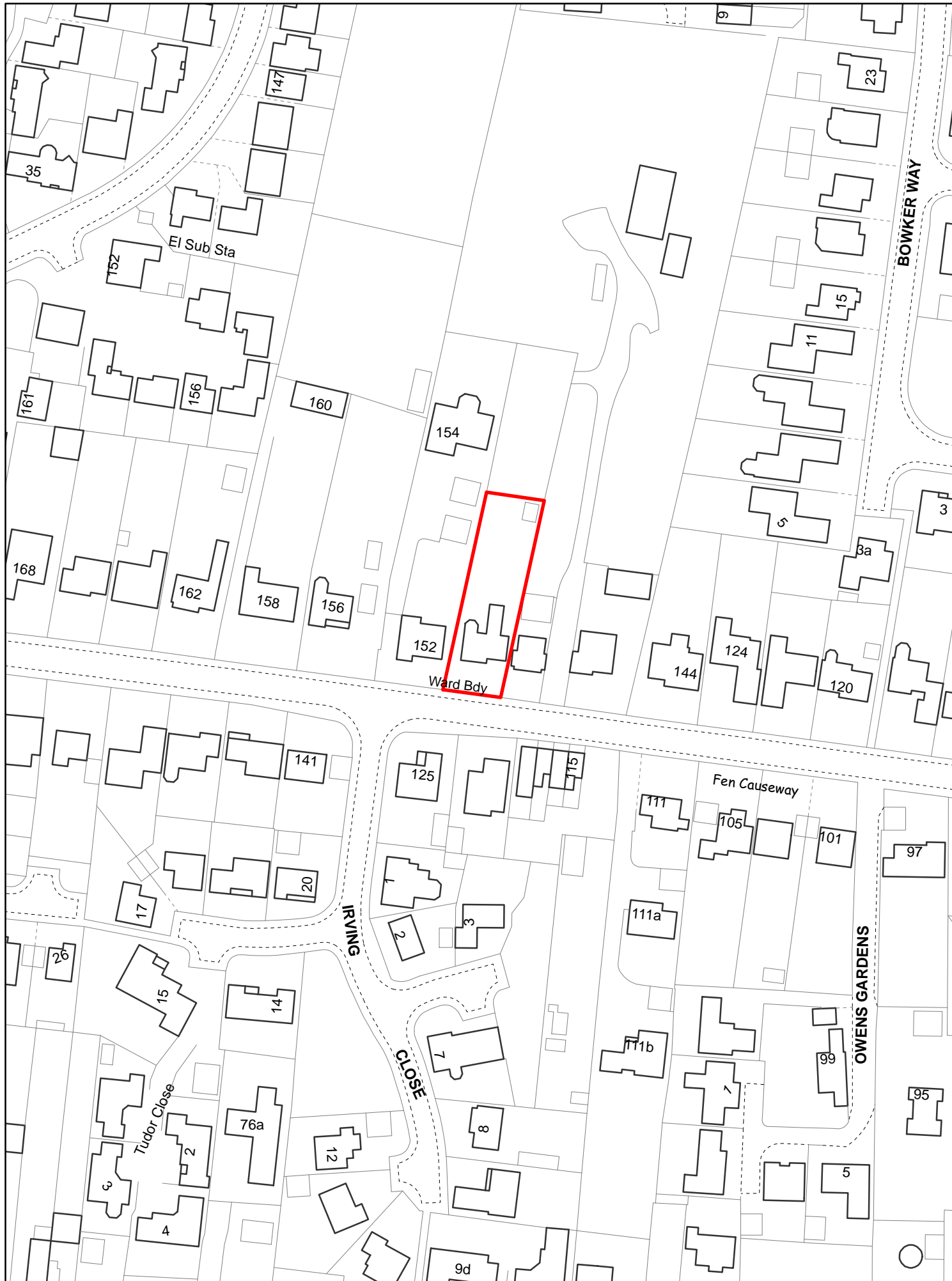
7. CONCLUSION

- 7.1 In planning policy terms the proposal is considered to accord with national, regional and local planning policy. The location of the site is considered to be acceptable and will not give rise to any adverse visual or residential amenity impacts in this instance. As such the proposal is recommended for approval with appropriate planning conditions.

8. RECOMMENDATION

Grant – with the following conditions.

1. **The development permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason:
To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.**
2. **The existing permanent space on site and shown on the plans to enable vehicles to park clear of the public highway shall be retained in perpetuity.
Reason:
In the interests of highway safety.**
3. **The occupation of the residential institution hereby approved shall be for no more than 3 children and 3 care staff at one time.
Reason:
To ensure that the dwelling is not over-occupied and in the interests of protecting residential amenity.**
4. **Approved Plans**



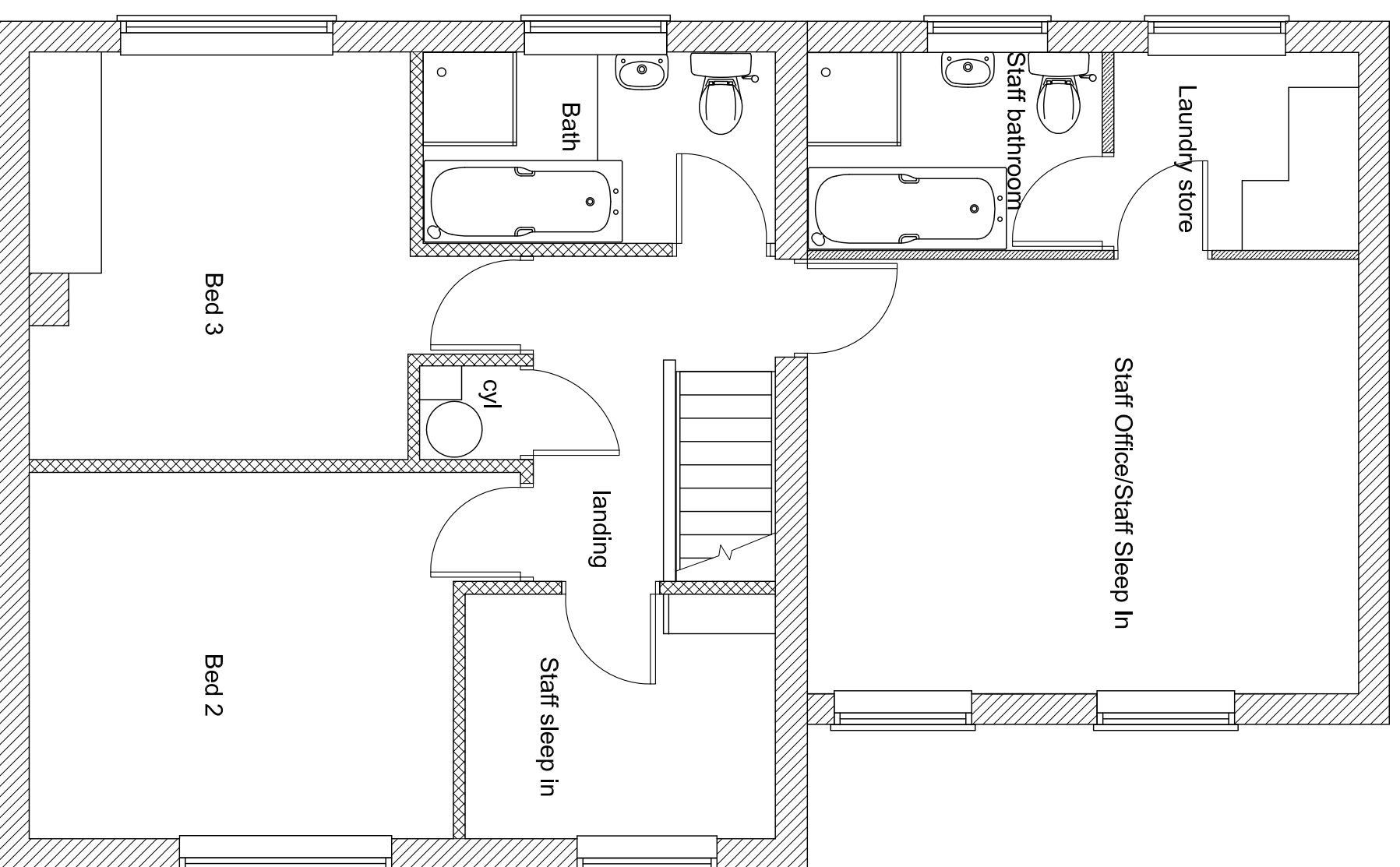
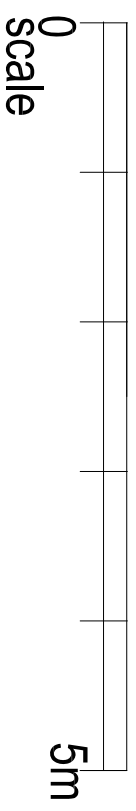
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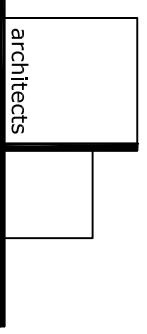
Revisions:

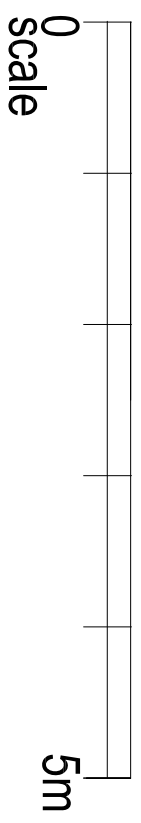
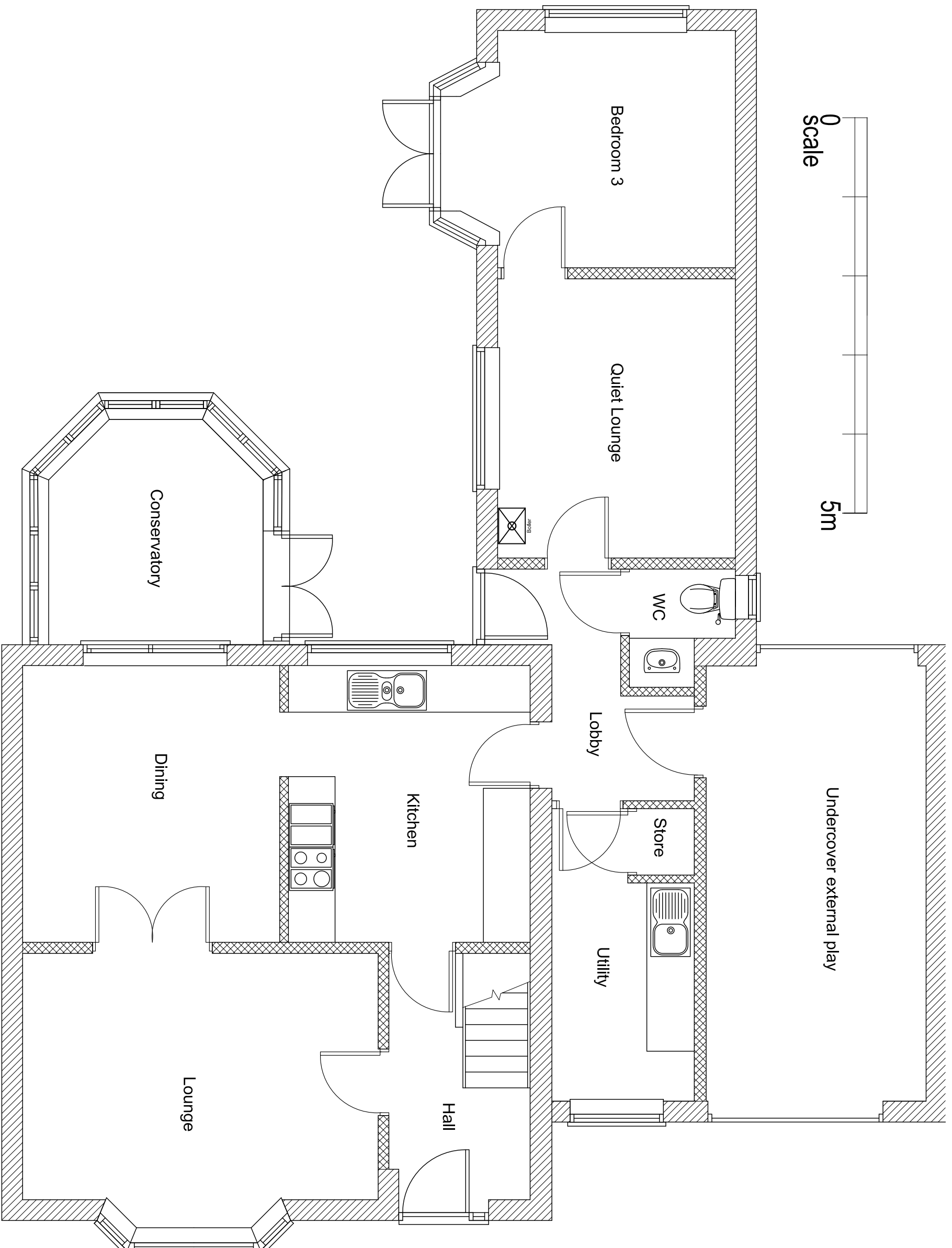
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Scales: 1:50
Sheet Size: A3
Date: July 2012
Drawn By: CPK

Description:
Proposed First Floor Plan

File:
150 Stonald Road
Whittlesey
Drawing Number: SIH-PL08
Rev: -

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Revisions:

Rev A drawing scale amended July 2012

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Scales: 1:50
Sheet Size: A3
Date: July 2012
Drawn By: CPK

Description:

Proposed Ground Floor Plan

Title:

150 Stonald Road
Whiteley

Drawing Number:
SIH-PL07

Rev:

A

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