

Applicant: Dunlop

Description: Change of use of dwellinghouse (Use class C3) to a residential therapeutic home for two children (Use class C2)

Site Address: 94 Blenheim Road, Barnsley, S70 6AS

Site Location & Description

The application relates to a brick built; 3 storey end of terrace dwelling located within a predominantly residential area. The building consists of a cellar, 1no. reception room, a kitchen/diner and 4no. bedrooms and a shower room.

The side elevation of the property fronts Blenheim Road and provides pedestrian access. There is a small buffer garden to the front (North) of the property with access from a pedestrian walkway. The rear (southern) elevation opens on to a modest enclosed garden/yard area which backs onto a vehicular access road.

There are attached neighbouring properties to the East, terraced dwellings opposite the pedestrian walkway to the North and further dwellings opposite both Blenheim Road to the West and the vehicular access road to the South.



Proposed Development

The applicant seeks permission to change the use of the dwellinghouse (C3) to a care home (C2). The home will be used as a residential therapeutic children's home for two children aged under ten on admission. The home will operate 24 hours per day, 365 days per year.

There will be one senior support worker sleeping overnight as part of their shift with an on-call system in place for support and advice if needed. Most of the advice could be dealt with remotely, however, the on call staff member could visit during emergencies or if the on site staff member required assistance, however, this would occur infrequently.

The registered Manager and the directors will be on site for a period of time during the week to complete monitoring and auditing tasks.

The alterations required to accommodate the use will be minimal and will be predominantly internal in order to meet the relevant fire and building regulations. There are no material alterations proposed to the exterior or interior of the property.

The layout of the property would remain unchanged. The kitchen and lounge would be retained on the ground floor, 1 child would occupy the large bedroom on the first floor with the staff member

sleeping in the smaller room. On the second floor, the second child would occupy 1 bedroom and the staff office would be accommodate in the other.

Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy T3 New Development and Sustainable Travel

Policy T4 New development and Transport Safety

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy H6 'Housing Mix and Efficient Use of Land'

Policy Poll1 Pollution Control and Protection

Policy H9 Protection of existing larger dwellings

SPD's

Those of relevance to this application are as follows:

- House extensions and other domestic alterations
- Parking

Other

South Yorkshire Residential Design Guide

NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 92 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 111 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Consultations

Childcare Services – No comments to make

Adult Joint services – No comments to make

Children and Adolescent Care Homes – No objections, social care has no authority to approve a new children's home that is the role of Ofsted

Ward Councillors – No comments

Representations

Consultation letters were sent to 12 neighbouring properties and a site notice was erected within the immediate area. As a result of the consultation exercise 4 letters of objection have been received. The main points of concern are;

- Increase in traffic
- Additional pressure on parking
- No secure outdoor space
- Concerns regarding the company running the home
- Use not suitable in the location
- Anti-social behaviour in the area
- Increased noise/disturbance

Comments were also received from a neighbouring resident which did not raise objections to the proposal subject to the erection of a fencing and increased soundproofing as outlined in the submitted application details.

Assessment

Principle of Development

Local Plan Policy H9 'Protection of Existing Larger Dwellings' states '*The loss of existing larger dwellings will be resisted*'. The policy supporting text also states '*As well as provision as part of our housing mix of some new low density, large dwellings and family housing, it is also important to ensure the endurance of existing housing stock of this type. In recent years dwelling conversions have been taking place at an increasing rate in the borough. These conversions have resulted in a loss of larger homes ... contributing to the imbalance in the housing stock towards smaller homes. This has been a problem particularly in Urban Barnsley around the Town Centre*'.

SPD 'Design of Housing Development' supports Policy H9 and defines larger dwellings '*to be those that have four or five bedrooms or are capable of accommodating four or five bedrooms without significant adaption*'.

It should be noted that the application property has 4 bedrooms and no physical works are proposed to alter the current layout of the proposal so the use could easily be converted back to C3. In addition, the proposal is for a residential use and will permanently house 2 young children at a time.

Within the supporting text of Local Plan Policy H6 'housing Mix and Efficient Use of Land' it states that various house types capable accommodating a range of needs are required across the borough. Supported housing is required for vulnerable households, including young people with support needs. Proposals will be supported where they are consistent with policy H6 and other policies within the Development Plan.

Local Plan policy GD1 'General Development' states that development should not result in a significant adverse effect on the living conditions and residential amenity of existing and future residents. This will be explored under the headings below;

Residential Amenity

It is noted that the use would only be for 2no. young children with only 1no. staff member at the property overnight. There would be additional staff members visiting the property during the daytime but not in large numbers and only for relatively small periods at a time. It is noted that there would be an on call staff member to aid the on site staff member if needed in emergencies. However, the majority of situations could be addressed by the on call staff remotely and the

occasions where an additional staff member would be required to visit during unsociable hours would be very infrequent.

The activities within the property would reflect those within neighbouring residential properties in that a family environment would be provided for the children with all the routines that reflect that. As such, the proposed use would be compatible with the surrounding area and would not significantly increase noise and disturbance beyond current levels.

The site is located within a densely populated area with residential dwellings on all side, the occupation of the dwelling by 2no. young children and modest numbers of staff at anyone time would not result in noise and disturbance levels over and above what would be reasonably expected within a residential area, as such, residential amenity would be maintained to a reasonable degree, in accordance with Local Plan Policy GD1.

No extensions or alterations are proposed to accommodate the use, as such residential amenity in terms of overbearing, overshadowing and privacy would remain unaltered.

A condition will be recommended to limit the use of the property within use class C2 to that described within this application so further uses which fall within that category, which may not be as compatible with the adjacent land uses, are not carried out without due consideration.

This application would not set a precedent for other similar applications as each case should be assessed on its own individual merit.

Design & Visual Amenity

As outlined above, no material external alterations are proposed, as such, visual amenity would be maintained in accordance with Local Plan Policy D1.

Highway Safety

No off-street parking spaces are currently provided for the dwelling and none are proposed for C2 use. However, as outlined above, there would only be 1no. staff member at the property over night and relatively small numbers of staff at any one time during the day. As such, the proposed use would not significantly differ from the existing use. In addition, the parking requirements for a C2 use are 1 space per 4-8 staff and 1 space per 4 daily visitors which are comparable with 2no. spaces for a 4-bedroom dwelling. As such, highway safety would be maintained to a reasonable degree.

The applicant has submitted full details of the staffing and they are also looking to recruit from the local area. Given the modest number of staff on site at anyone time it is not considered that the parking situation would not significantly differ to that of if the dwelling was continued to be used as a family home.

The site is also located within a relatively sustainable location with good access to public transport and only a short distance to Barnsley town centre.

Summary

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Grant subject to conditions