Development Management - Delegated Officer Report

Application Number: AWDM/0683/19 Recommendation – Approve

Site: Rosecroft, 8 Cross Road, Southwick

Proposal: Change of use from Residential Care Home C2 to Residential Care Home C2 and House in Multiple Occupation (6 rooms C4) (retrospective).

Date of site visit: 5 September 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a building at the north end of The Green, within the Southwick Conservation Area. It has a lawful use as a care home (Class C2) but the care home use is currently not taking place and the building is instead being occupied as a House in Multiple Occupation by 6 residents.

The bedrooms in use are all on the first floor plus there is communal use of a bathroom, living room and kitchen on the ground floor.

The use already has a licence from Environmental Health.

It is understood that the use as an HMO is a temporary measure and the long term intention is to re-open the care home. As such, a three year temporary permission is sought.

Relevant Planning History

Numerous applications for extensions and alterations plus

SW/50/81 – Change of use from dwelling to rest home

SW/13/83 - Change of Use to Rest Home Involving Ground & First Floor Extensions

Consultations

West Sussex County Council: The **Highways Authority** has no objection. In principle the existing Care Home (C2) could generate vehicular trips of a similar quantity to that of the proposed Care Home (C2) and Home in Multiple Occupation (C4). It is therefore accepted that the proposed will not result in a material intensification of the site.

A nil car parking provision is proposed for the new Care Home and HMO. From inspection of the plans provided there does appear to be an area of off street parking, large enough to park 4 cars in tandem. WSCC has recently

adopted new parking guidance in August 2019. The guidance does not include any standards for C2 or HMO parking demand.

The LHA would be minded to advise the LPA consider the parking demand as per pre-August 2019 guidance when considering parking demand for this application.

No existing ground floor plans have been provided. The following analysis only takes into consideration the floor plans provided.
C2 use would generate:

 1 space per 20 residents, (or increments of up to 20 residents)
+
 1 space for visitors per 8 residents, (or increments of up to 8 residents)
+
 1 space for Staff parking per 5 residents, (or increments of up to 5 residents)
+
 Service vehicles.

On this basis the existing care home could generate the demand for 4 parking spaces, which can be accommodated all be it on a tandem basis which is not ideal for residents/ visitors.

The proposed development seeks to retain 1 care home room and provide 6 HMO rooms. The HMO pre-August 2019 guidance estimates 0.5 spaces to be provided per unit.

On this basis:
 3 spaces for the care home element,
+
 3 spaces for the HMO element.

Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety. We would not consider that highway safety would be detrimentally affected through the anticipated parking demand. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking amenity.

The site is located in a sustainable location within walking and cycling distance to a range of public services, amenities and employment options. Bus and rail links provide a realistic travel opportunity for longer trips. It would be anticipated that future occupiers of the dwelling would not be reliant on the use of a private motor vehicle. As a result, the Local Highways Authority (LHA) would like to see cycle storage space being implemented.

Adur and Worthing Councils: The **Environmental Health** (PSH) Officer has no comments.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 3, 15, 16, 20
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

There is no objection in principle to the introduction of an HMO, subject to there being no harmful effects on the residential amenity of the area or neighbouring properties, and no detrimental effects on highway safety or parking.

No external alterations have been proposed as part of this application and therefore there would be no significant impact on visual amenity, provided bin and cycle storage can be accommodated to the side or rear of the building avoiding any adverse visual impact within the street scene.

Residential amenity

The building was previously in use as a care home and would have generated regular activity through staff, visitors and deliveries. There are dwellings to the north, east and west of the site but the current use as an HMO is unlikely to cause unacceptable harm or a loss of amenity to neighbouring occupiers.

A licence has been granted by the EH private sector housing team subject to conditions and required improvement works to ensure that the accommodation meets the necessary standards. No objection to this application has been raised.

Highway safety and parking

The site is sustainably located close to the shops in Southwick Square, Southwick rail station and bus stops and, as confirmed by the Highway Authority, it is not anticipated that the proposed use would generate a material increase in traffic in comparison with the care home use. There is limited parking provision on site but on street parking is available in the locality. It is not anticipated that the use will cause a nuisance or safety hazard in parking terms.

It is recommended that the proposal incorporates provision for secure, covered cycle parking (preferably to the side or rear of the building) in order to encourage sustainable modes of travel by residents.

Suitable refuse storage should also be provided and this can be secured by condition.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Temporary PP for 3 years
3. Cycle parking
4. Bin storage

Is recommendation contrary to letter(s) of representation? N

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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 20 September 2019

Authorised by: Gary Peck Date: 20 September 2019