

Design

CYH8

Conversion to flats/HMO/student accom

CYL1C

Provision of New Open Space in Development

3.0 CONSULTATIONS

3.1 Internal

Housing and Adult Social Services - This application is wholeheartedly supported by HASS as it will provide much needed supported homes for up to 16 people. Funding from the Housing Corporation has been allocated subject to planning permission. The scheme will be developed and managed by York Housing association which has an established and excellent record in providing such accommodation.

Highway Network Management - No objections. Car parking and cycle storage accord with council standards.

Environmental Protection Unit - No objections. Add standard construction and contamination informatives.

3.2 External

Clifton Without Parish Council (Revised comments) - Recommend refusal on the grounds that 1-bedroom flats are incompatible with surrounding properties. Concern about possible danger to the public if flats are occupied by certain groups described as having 'special needs' .

Rawcliffe Parish Council - No response.

Public Consultation - The consultation period expired on 3 September 2007. Four objections have been received. The main concern is that the houses could be occupied by people with serious mental health problems and, as a result, be a danger to local people, especially children, or be a nuisance. One objector is concerned about overlooking.

4.0 APPRAISAL

4.1 Key Issues

Principle of conversion.

Visual appearance.

Occupier and neighbour amenity.

Public safety.

Highway issues.

Provision of open space.

4.2 The Application Site

Two pairs of semi-detached, hip-roofed single dwellinghouses each with vehicular access from Shipton Road and a domestic garage to the rear. The houses are all vacant. They were last occupied as HMOs, managed by the local NHS trust for people with special needs. The area is largely residential.

4.3 Principle of Conversion

The houses are substantial and despite not having four bedrooms are capable of conversion to flats. The change of use would provide valuable and much needed supported accommodation for various groups, the majority of which require one-bedroomed accommodation. The application is fully supported by Housing and Adult Social Services.

4.4 Visual Appearance

External alterations would be minor and would mainly comprise demolition of the garages and addition of (or alterations to) entrance porches at the side of each property. The design and appearance would be in keeping with the character of the existing buildings, subject to matching materials being used.

4.5 Occupier and Neighbour Amenity

The flats would all provide a satisfactory standard of accommodation, including outdoor amenity space, for the occupiers. They would be supported during normal working hours by a non-resident support worker, operating from an office on the ground floor of No.80. The office would not include sleep-in facilities and 24-hour support is not expected to be needed.

The proposals are unlikely to have any material impact on neighbouring occupiers, eg in terms of overlooking or other nuisance.

4.6 Public Safety

The main concern of objectors is that the houses could be occupied by people with serious mental health problems and, as a result, be a danger to local people, especially children. The tenants will be people who wish to live independently in the community and are capable of doing so but who require additional support to maintain their skills related to daily living and maintaining the tenancy. North Yorkshire and York Primary Care Trust has confirmed that nominated occupiers of the flats will have had a full assessment of their abilities and needs and are capable of living in the community with the support of trained staff on a daily basis. Furthermore a full risk assessment will be carried out for each candidate. A placement at Shipton Road will only be given if deemed appropriate to the clients needs and only after the full discussion of the mental health housing panel.

4.7 Highway Issues

Car parking and cycle storage accord with council standards.

4.8 Provision of Open Space

The application would require a financial contribution of £2,880 in accordance with policy L1c.

5.0 CONCLUSION

5.1 The proposal accords with relevant policies of the City of York Local Plan Deposit Draft and is acceptable. The application would require a financial contribution of £2,880.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall not be carried otherwise than in complete accordance with the approved plans and other submitted details or as may otherwise be agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 VISQ1 Matching materials

4 No development shall commence unless and until details of provision for public open space facilities or alternative arrangements have been submitted to and approved in writing by the local planning authority. The open space shall thereafter be provided in accordance with the approved scheme or the alternative arrangements agreed in writing by the local planning authority and thereafter implemented, prior to first occupation of the development.

Reason: In order to comply with the provisions of Policy L1 of the City of York Draft Local Plan.

INFORMATIVE:

The alternative arrangements of the above condition could be satisfied by the completion of a planning obligation made under section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the application site, requiring a financial contribution towards off site provision of open space. The obligation should provide for a financial contribution calculated at £2,880.

No development can take place on this site until the public open space has been provided or the Planning Obligation has been completed and you are reminded of the local planning authority's enforcement powers in this regard.

5 The cycle stores and refuse/recycling facilities shown on the approved plans shall be provided prior to occupation of the works hereby approved, retained and used for no other purpose except with the written consent of the local planning authority.

Reason: In the interests of sustainability and visual amenity.

7.0 INFORMATIVES:

Notes to Applicant

1. In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the principle of conversion to flats, visual

appearance, occupier amenity, neighbour amenity, public safety, provision of open space and highway issues. As such the application accords with policies GP1, H8 and L1c of the City of York Local Plan Deposit Draft.

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