

Committee	PLANNING COMMITTEE A	
Report Title	16 VANCOUVER ROAD SE23 2AF	
Ward	Perry Vale	
Contributors	Luke Mannix	
Class		04 DECEMBER 2014

<u>Reg. Nos.</u>	DC/14/87519
<u>Application dated</u>	12.05.2014
<u>Applicant</u>	CGB Partners Ltd on behalf of CareTech Community Services
<u>Proposal</u>	The change of use of the existing outbuilding at 16 Vancouver Road SE23 to 1 one-bedroom self-contained unit.
<u>Applicant's Plan Nos.</u>	2074/100A, 2074/101A, Site Location Plan, Design & Access Statement including Sustainability Statement.
<u>Background Papers</u>	(1) Case File LE/547/16/TP (2) Adopted Unitary Development Plan (July 2004) (3) Local Development Framework Documents (4) The London Plan
<u>Designation</u>	(1) PTAL 2 (2) Local Open Space Deficiency
<u>Screening</u>	N/A

1.0 Background

- 1.1 This application was considered by Members at the meeting of Planning Committee A held on 11th September 2014. Members resolved to defer the determination of the application in order for further information to be provided by Officers. The information requested related to noise mitigation, waste disposal measures and the effect of the change of use on the existing management of the main building.
- 1.2 Members are referred to the report considered at that meeting which is included as an appendix to this report. This contains a full description of the site and its planning history, the details of the application, the relevant consultation made, an explanation of the planning policy background and an assessment of the main planning issues raised by the application.

2.0 Consultation

- 2.1 Further consultation was made with the Environmental Health Department regarding noise. Advice was received stating that requiring further sound insulation over and above that required by Building Regulations would be unreasonable. Additionally it is not the most effective solution to mitigate noise.

2.2 It is also noted by the Environmental Health Department that there have been no complaints regarding noise on their database since the change of use to a residency for adults who have learning disabilities.

3.0 Policy Context

3.1 No new policy context was used from that outlined in the original report.

4.0 Planning Considerations

4.1 The main issues that were considered in respect of this application were:

- a) Principle of development
- b) Standard of accommodation
- c) Impact on adjoining properties

4.2 The original report discusses these issues in their entirety. This report focuses upon 'Impact of Noise', 'Waste Disposal' and 'Building Management' as required by the Planning Committee.

Impact of Noise

4.3 Saved Policy HSG 4 seeks to protect residential amenity. When seeking permission for alterations to existing buildings it must be demonstrated that significant harm will not arise in respect of amenities, including general noise and disturbance.

4.4 The current use of the outbuilding is a therapy/play room ancillary to the main building and hence is used recreationally by multiple residents. The application would change the use to support one person for residential accommodation, being less intensive than the existing studio/art room. Additionally, the change of use would reduce the number of residents using the outbuilding. In addition, the outbuilding would be self contained with a bedroom, lounge/kitchen and a bathroom with the intention to house an adult with learning disabilities that is more independent than other residents. Therefore the proposed change of use is unlikely to materially increase the amount of noise.

4.5 Notwithstanding this, the outbuilding would be required to have suitable sound insulation pursuant to the Building Regulations. If permission is granted, a condition should be added to the decision notice ensuring that all external walls shall have sound insulation against airborne noise to meet $D'nT,w + C_{tr}$ dB of not less than 55.

Waste Disposal

4.6 The premises currently uses Council's weekly waste collection service for household waste with a private contractor collecting clinical waste on a monthly basis. The refuse is stored on site with the bins left on the kerb by staff members for collection, similar to the neighbouring households, and then collected again once emptied to be stored on site.

4.7 The addition of an extra resident is unlikely to materially increase the amount of household waste generated by the premises, nor would the addition disrupt the current management of waste.

Building Management

- 4.8 There are currently eight members of permanent staff with further one-to-one education and special care offered by specialists on an “as needs” basis. This depends on the residents individual needs. The permanent members of staff are trained to Caretech Community Services standards with continual training provided.
- 4.9 Due to the self contained nature of the outbuilding, the additional resident is expected to be relatively independent and likely to require a similar or less one to one care than other residents. Therefore the proposed change of use would not substantially alter the current management system or resulting in a material increase in the care required.
- 4.10 Furthermore, as Council has no record of formal complaints made against the premises, the current management structure is considered to be capable of suitably managing any possible increase in care that may occur as a result of the extra resident.

5.0 Conclusion

- 5.1 This application has been considered in the light of policies set out in the development plan and other material considerations.
- 5.2 The proposed change to residential use, due to it being a less intensive use and occupied by a single resident, would result in a decrease in noise generated from the existing therapy/play room.
- 5.3 On balance, the increase in residents would not materially effect the level of noise, waste or impact on the management of the premises from what is established.
- 5.4 For the above reasons, it is recommended that the proposed development is granted planning permission.

6.0 RECOMMENDATION: GRANT PERMISSION subject to the following conditions:

- (1) The development to which this permission relates must be begun not later than the expiration of three years, beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- (2) The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

Site Location Plan, 2074/100A, 2074/101A and Design and Access Statement including Sustainability Statement.

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

- (3) The outbuilding shall have sound insulation against airborne noise to meet $D'nT,w + C_{tr}$ dB of not less than 55 for all external walls. This shall be installed prior to occupation and in perpetuity.

Reason: In the interests of residential amenity and to comply with Saved Policies ENV.PRO 9 Potentially Polluting Uses, ENV.PRO 11 Noise Generating Development and HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).

INFORMATIVE

- (A) **Positive and Proactive Statement:** The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.