

Date: 14 January 2021

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Planning Division
Blackpool Council
PO Box 17
Corporation Street
Blackpool FY1 1LZ

Dear Sirs

Re: Planning permission for a 12 month temporary period to use former 21 no. bed nursing home (Use Class C2) to create 14 no. en-suite bedrooms with shared facilities (HMO, sui generis)

Site: 19-21, Boscombe Road, Blackpool, FY4 1LW

I am pleased to advise that on behalf of our client *Fairhome Group PLC* who are proposing to convert the above-mentioned former nursing home property into 14 en-suite assisted living accommodation for adults to be accommodated within a shared-household HMO setting.

On behalf of the client we have submitted a full planning application for which permission is sought for a 12 month temporary period for the proposed development. The reasons for this request is to respect that the site has had a chequered history of enforcement investigations, refusals (including HMO) and rejection of a Certificate of Lawfulness.

The client is anxious to demonstrate to the Council and the local community that the proposed development can be operated within an established residential setting, with residents of the proposed HMO respecting the property and the local neighbourhood.

The grant of a 12 month temporary period does not establish any lawful use or convey any signal that the Council will automatically grant approval in the following 12 month period. The temporary period consent does, however, allow for the proposed use to be monitored and for the activities and impacts to be fully assessed throughout the year.

The application is lodged through the Planning Portal – ref: **PP-09319087**

Please note that the occupation of the proposed change of use en-suite rooms by adults within the property will be managed by the client's registered provider partner *Midland Living Ltd*, with referrals coming from local community and care organisations, including the Council's Blackpool Housing Options service.

In essence the proposals will provide for 14 of the en-suite bedrooms within the property being supported by a communal lounge, dining and kitchen – thus over the whole of the 'planning unit', there will be communal living, with residents having the privacy of their own room and access to the garden and other communal facilities such as storage in the detached garage building and garden shed.

The proposal does not seek any form of care provided assistance for the residents, who will be housing benefit and have the housing and property management support of the provider *Midland Living*.

The proposals are submitted for planning under the premise that the 'HMO' accommodation with the shared facilities and multi-occupants tenure use falling outside of the traditional Class C3 use classes and is given the 'HMO- *sui generis*' reference for the status of the lawful use if granted by the Council.

The application is accompanied by a number of documents including a detailed Planning Statement, D&A Statement and an Operational Statement from *Midland Living*.

The application and supporting documents is submitted via the Planning Portal – reference number **PP-09319087**

The application fee has been calculated on the basis that the change of use from the former nursing home Class C2 use to 14 en-suite bedrooms HMO with communal facilities (*sui generis*). The application fee for a change of use is therefore £462.

I am confident on review of the planning application and supporting documentation the Council will recognise the positive outcomes of the proposed use and will wish to support the planning application.

I hope to have provided you with information that helps to introduce the proposals and I look forward to working with your colleagues in the near future to bring a positive determination of the submitted planning application in due course.

If there is any further information required please do not hesitate to contact me direct.

Kind regards

Colin Williams

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The Planning Studio

cc – J Mackereth, Fairhome Group PLC
