

Planning, Design
&
Access Statement

For 23 Epstein Road,
Thamesmead
, SE28 8DQ

Prepared by O A Falusi Ltd

The application site

The application site is a two storey 3bedroom end of terrace house that is located within an established residential area.

The proposed development

The proposed supported living accommodation for adult with learning difficulties would specialise in supporting adult with mental health and learning disabilities and would be occupied by two adults and this will be 2 adults and one each in the two rooms. A total of two support workers will be on duty during the day and two during the night. There will be a manager of the assessment Centre who will be at the property during the day from 8am to 5-6pm.

The manager of the assessment centre is a Social Worker who specialises in Children and families and has 10 years' experience in this sector.

Assessment

Policies

The Local Plan (The Core Strategy; Unitary Development Plan; Technical Documents)
National Planning Policy Framework
Supplementary Planning Documents

Main considerations

The main considerations are whether the loss of the existing dwelling is justified having regard to the need for the facility and the effect on the character and appearance of the area, and whether there would be satisfactory parking provision and whether the quality of the internal environment would be acceptable.

Principle of loss of C3 dwelling to another use

Policy DP6 of the Draft Local Plan (Reg 19) advises that loss of existing housing to other uses will only be allowed if certain criteria is met. One of them being that if loss of the house would allow the provision of a much-needed facility that is compatible with residential neighbouring properties. Policy DP3 on care homes is also relevant although the policy is specifically for care homes for Older People. In the absence of a Policy for

specialist accommodation such as the one that is proposed the closest policy that I can refer to is Policy DP6 of the Draft Local Plan Reg 9. This Policy advises that proposals for residential care establishments that fall under Use Class C2 will need to demonstrate that they would provide levels of care as defined in Article 2 of the Town and Country Planning Act (Use Classes Order) 1987 or any subsequent amendment. Class C2 as defined by the Use Classes Order 1987 (as amended) is the use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)). Use as a hospital or nursing home. Use as a residential school, college or training Centre. The paragraph below clearly demonstrates the level of care that is proposed to be provided by the proposed assessment centre.

Generally, appropriate housing to meet the specialist needs of local people will need to meet certain criteria, and these include that the development meets an identified need within the Borough, that it contributes to a mixed, balanced and inclusive community, that it does not have an unacceptable adverse impact on the surrounding area, and that it will not be likely to give rise to significantly unacceptable greater levels of noise and disturbance to occupiers of nearby residential properties.

Need for the facility

Policy H12 of The London Plan 2021 (LP) supports the delivery of supported and specialised housing which meets an identified need, including for those who are disabled or have mental health issues requiring intensive support. There is currently a need for Local Authorities to work with birth families who with the right support can be united with and care for their own children. There are not many Centres of this kind in the Borough.

The proposed use is essentially a residential use albeit a residential use that is supported by staff and carers. This would provide an important service within the community and thereby contribute to providing a mixed, balanced, and inclusive community within the area. In addition, having regards to the above, this is a use than can be concluded to provide an essential facility necessary to meet the specific needs of a part of the community in the Borough. In this regard a development as proposed would satisfy the Boroughs housing policies and Policy H12 of the London Plan.

Character and amenity

The properties in the road are predominantly single-family dwellings. The proposed use whilst residential in nature would result in a slightly higher number of persons using the property, however, the permanent residents would not be materially different to a family occupying the house as a C3 dwelling.

There will be 2 carers and 1 manager during the day visiting the property and in the evening, there will be 2 carers on duty supporting the occupiers of the property. It is not considered that this would result in a considerably greater level of comings and goings taking place at the property.

The increased occupancy would not manifest in any significant impacts in terms of the physical appearance of the property. The number of people that would occupy the house on a daily basis would not be materially different to using the house as a standard C3 dwelling. The carers that would support the proposed use would not result in

intensification of use that would result in additional noise and disturbance that is over and above that which is generated by the lawful use of the property.

As such it is not considered that a development as proposed would conflict with the Local Plan Policies which seek high quality development that ensures that the amenity and quality of life of existing residents is not adversely affected.

Parking

There is a garage for parking beside the application site. However, Epstein Road does not have any parking restrictions and there are opportunities for on street parking and for parking on nearby streets and the area does not have parking stress. In addition, the site is within a sustainable location with frequent and reliable access to public transport and as such users of the proposed use will be encouraged to use public transport. Cycling will also be encouraged and there is an opportunity for secure cycle storage spaces to be provided with in t he front garden of the house which can be accessed via the side entrance gate.

Standard of living accommodation - Internal environment

At ground floor level there is a lounge, dining room and Kitchen all these facilities will be used communally by the users of the Centre. These communal rooms all comply with the Technical Housing standards (Nationally Described Space Standards).

At first floor there will, be two bedrooms that will be occupied by the two adult with learning difficulties. Each room will accommodate one person each. The smallest bedroom will be used as an office for the staff that will be supporting the service users. The two rooms that will be used as bedrooms are of acceptable size and can provide an acceptable standard of sleeping accommodation for a 2 adult. The proposed office is also of a good size to be used as an office for this proposed use.

All habitable rooms have windows to provide natural light and ventilation and the whole house has centra heating.

Given the above it is considered that the proposal would provide a high-quality standard of accommodation in line with Policies.

There will be surveillance cameras within the premises for security purposes as required by Ofsted and these will be watched by the carers 24/7.

It should be noted that the occupants of the accommodation will not staying in this accommodation on a permanent basis. Once they have been fully assessed and supported, they will be moved to permanent accommodation.

The existing storage building

The existing side garage building will continue to be used for storage purposes and there is no intention to change it to any use.

The Garden

The existing garden is of a size that would adequately meet the needs of a maximum of occupant who would use this accommodation.

Other matters

The National Planning Policy Framework seeks to ensure that the housing needs of different groups in the community are met and that these should be well designed places that function well and add to the overall quality of an area, sympathetic to the local character and that create places that are safe, inclusive, and accessible with a high standard of amenity for existing and future occupiers. It is considered that a development as proposed complies with this policy, and that it would achieve a sustainable form of development in line with policy requirements.

Conclusion

It is considered that the proposed use would be one for which there is a need within the Borough and which would positively contribute to providing a mixed, balanced and inclusive community. The proposed development would not be harmful to neighbouring properties by way of noise, nuisance and inconvenience, no external alterations are proposed to the property and as such there will be no impact on the character and appearance of the area and property as a result of the proposed development. Given the nature of the use, there will be no impact on the highway network because of the proposed development. As such, a development as proposed complies with Local and National Policies.

Appendix

Photographs of the application property

Front View



Rear Garden



