

RECEIVED: 7 June, 2006

WARD: Fryent

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: 177 Valley Drive, London, NW9 9NT

PROPOSAL: Change of use from single family dwelling to care home for 6 patients suffering from autism

APPLICANT: Hoffman Foundation for Austim

CONTACT: D R Joyner

PLAN NO'S: 4226 & 4227

RECOMMENDATION

Refuse

EXISTING

Large corner semi-detached property that has been extensively altered and extended, located in Valley Drive at the junction with Fryent Way. The area is predominantly residential in character. The site does not lie within a conservation area nor is it a listed building.

PROPOSAL

Planning permission is sought for the change of use of the property from a single family dwelling (Use Class C1) to a care home for 6 patients suffering from autism (Use Class C2).

HISTORY

- 18/08/00 Planning permission granted for the erection of single storey rear extension to dwellinghouse (Ref: 00/1372).
- 07/06/90 Planning permission granted for the erection of a two storey and single storey side extension (Ref: 89/0096).

POLICY CONSIDERATIONS

- STR37 Accessible community facilities to meet the needs of the Borough will be permitted.
- H22 The establishment of new incompatible non-residential uses in predominantly residential areas will not be permitted.
- H23 Applications for supported housing/day centres should meet a known need in the Borough.
- H24 Applications for supported housing involving the conversion or extension of an existing property built for residential purposes should have an original unextended internal floor area of at least 110m².

TRN22 Parking standards for non-residential developments. Parking standards for C2 uses: 1 space per 10 bedrooms.

SUSTAINABILITY ASSESSMENT

CONSULTATION

Neighbouring properties originally consulted on the 14th June. Due to a delay in the submitted plans being made available on the Council's website, local residents were reconsulted on the 11th July. Any further responses will be reported to committee.

So far 2 objections have been received from local residents. Concerns include:

- Over provision of care homes in the area.
- Noise and disturbance from prospective residents.
- Semi detached properties are inappropriate for this kind of use – noise will carry through the party wall.
- The use will result in additional traffic on an already congested street.

Housing & Community Care (Strategy & Regeneration) Will not support additional care home within Brent unless they are meeting a specified borough need.

Brent Primary Care Trust Concerned that the property will not meet CSCI standards (Commission for Social Care Inspection). Require written reassurance as to the future of the Pear Close facility, has not been forthcoming

REMARKS

Introduction

Planning permission is sought for the change of use of this significantly extended semi-detached property to a six bed care home for sufferers of autism. The applicants are the Hoffman Foundation for Autism. The Hoffman Foundation currently has five residential units across North and North West London, of which three are located within Brent. This particular application is to provide accommodation for older sufferers of autism in the 50 – 70 year old age range with 24 hour support from trained carers.

No physical alterations are proposed to the buildings interior or exterior.

Policy and Land Use

Policy H23 of Council's Unitary Development Plan will only support the provision of new care homes where they are meeting an identified need within the Borough. Non-borough residents have occupied much of the care home developments in the borough. This has lost housing land and is overstraining local services. Therefore additional care homes will not be considered to meet the 'needs test' in the policy unless the applicants can demonstrate clear evidence of local need.

This application is to re-provide an existing care home within Brent at Pear Close. The care home in Pear Close has been operating for a number of years – it was formerly a Brent Council facility. The Hoffman Foundation intends to move the six residents to the proposed new facility in Valley Drive. The existing care home in Pear Close will be retained by the Hoffman Foundation to provide accommodation for less severe autism sufferers who do not require 24 hour support. While the new facility will be providing new accommodation for exiting long term residents of a care home in Brent, it will still result in an increase in care home capacity in Brent. The existing facility in Pear Close has established use as a care home and the

Council cannot prevent it being reused for this purpose.

Suitability of Property for Conversion

Conversion of small properties (with or without extensions) to provide supported housing accommodation can cause harm through over intensive use. Policy H23 of the UDP states that applications for supported housing involving the conversion of an existing residential property should have an original un-extended internal floor area of at least 110m²; and that conversions should be within the original envelope of the building unless an a modest extension is necessary to provide the required standard of care. 177 Valley Drive was originally a modest sized semi-detached property with an internal floor area of just under 110m². Although the property has been greatly extended over the years to over double its original floor area, Brent Primary Care Trust are concerned that the property will not meet CSCI standards (Commission for Social Care Inspection). CSCI standards normally require the provision of en-suite bathroom facilities for all residents. This application provides en-suite facilities for only three of the patient's bedrooms.

Impact on the Amenity of Adjoining Neighbours

Council policy supports the principle of care in the community where an identified borough need is being met. Provided that the home is of a scale appropriate to a residential location there should be no significant impact on the amenities of neighbours. It is important that people requiring care in the community can receive it within a normal residential environment although there can be issues raised if there are a number of similar facilities in any one area.

The Council is aware that in the past there have been problems with another Hoffman Foundation home in the borough but understand that these problems have now been addressed.

Parking and Traffic

The UDP parking standard for C2 uses is one parking space per ten bedrooms. 177 Valley Drive has 2 off street parking spaces and therefore more than meets this standard.

Conclusion

While the Council supports the principle of care in the community, it will only support the provision of additional care homes where they are meeting an identified borough need. The Council is not satisfied that this proposal is meeting a borough need. The Council is also not satisfied that the internal layout of the proposed care home will meet CSCI standards. This proposal is therefore considered contrary to Council policy.

RECOMMENDATION: Refuse Consent

CONDITIONS/REASONS:

- (1) The Council is not satisfied that the proposed care home will meet an identified need within Brent and will exacerbate the over provision of care homes that already exists within the borough as well as resulting in the loss of housing land contrary to policy H23 of the Council's Unitary Development Plan.
- (2) The proposed conversion of this dwelling to a residential care home by reason of its inadequate internal layout, in particular the failure to provide en-suite bathroom facilities for all the prospective residents, would fail to meet national standards for this form of accommodation and is therefore contrary to policy H23 and H24 of the Council's Unitary Development Plan.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Any person wishing to inspect the above papers should contact Neil McClellan, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5237



Planning Committee Map

Site address: 177 Valley Drive, London, NW9 9NT

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