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DESIGN AND ACCESS STATEMENT

WELLINGTON HOUSE, 63 WOOD STREET, NORTON, MALTON YO17 9BB

Proposed change of use of existing residential home to house in multiple occupation.

Preamble

A planning application was submitted by the property owner 20/05/2014. However, the application did not progress because it was not validated. This is important to note because it demonstrates the applicants intent to legalize the land use. Unfortunately, the administration of the application on the applicant's side was not maintained. At that point the applicant did not employ an agent to administer this and was trying to make the application without professional help.

The applicant has a property portfolio in Norton and Malton providing mostly accommodation in the form of HMO property. It is therefore with considerable experience that the applicant submits this application to provide additional accommodation of this ilk.

The applicant professionally manages their accommodation that includes meeting all of the regulatory prerequisites that can be reasonably achieved in consultation with the local EHO and Fire Safety officers.

It is believed that the applicant provides a much-needed form of accommodation that is justified by the number of people applying to find this type of accommodation. The Applicant works in-conjunction with RDC to provide emergency accommodation and it is thought that this property on occasion will provide this vital service.

The applicant is, we have been led to believe, regarded as a fair landlord but runs a strict regime with regard to the management of the properties. For example, there is a very low tolerance to anti-social behavior, this is monitored by CCTV and recorded off-site by the applicant.

It is noteworthy to highlight that the only reason for the requirement of this planning application is because the previous use, although mostly domestic, had a small element of care which by a small increment moved the property into a non-domestic use. Had this property been considered domestic the requirement for a planning application would have been mitigated.

The EHO and the Fire Officer have both inspected this property and are therefore familiar with it. It is believed that the outcome of these inspections was positive and that there are no concerns to residents health or safety.

RDC have issued enforcement action to the applicant to complete the planning process started in 2014. This application is therefore in response to the enforcement action and to complete the applicant's original application to change the use of the land.

1.0. Description of the Property.

- 1.1. The property is located on Wood Street, to the east of an existing manufacturing works at the edge of a what is now in general a residential area to the south and east.
- 1.2. The building is a two storey 19th Century Villa style with a central entrance door with flanking windows. To the rear north side of it is a modern single storey wing, built as part of the recent residential care home use. There is a reasonably sized parking and turning area within the site.
- 1.3. The building was used for some years as the local branch of the Derwent Medical Practice which closed in the 1980s on moving to its own custom built premises near to Malton Station. It subsequently became a Residential Care home for adults with learning difficulties which closed in 2014.
- 1.4. The property is not located within the Norton Town conservation Area, and it is not located within the commercial development limits of Norton. It is located in an area of mainly lower cost housing.
- 1.5. The building is of brick construction, in the case of the older part of the building, cast stone window and door surrounds and quoins, and a natural slate roof. The modern single storey extension is constructed of brick under a grey concrete tiled roof.

2.0. The proposal

- 2.1. It is proposed to convert the building to accommodate separately lettable rooms, some with en-suite accommodation, sharing communal facilities such as a kitchens, bathrooms and lounge areas. This is to be done within the existing plan layout without significant structural alteration other than the installation of the en suite facilities and some other minor changes. The scheme will not involve any external alteration to windows and doors. 15 lettable rooms have been created.

3.0. Access.

- 3.1. The proposal provides 7 separate ground floor bedrooms rooms most of which are easily accessible via the existing rear level access. Given the age of the building, it is not possible to provide wheel chair accessibility to the upper floor of the building, but as proposed it does provide a range of different types of room available at a variety of different rental levels.
- 3.2. Local Transport links are good from central Norton with regular bus services to Scarborough, Pickering, York and Leeds. Norton railway station is of walkable distance from the site and gives access to all parts of the country through the national rail network.
- 3.3. It is possible for the residents to own and maintain a bicycle. Managed secure storage of bicycles is possible at this property.
- 3.4. Car parking is limited by agreement with individual residents. It is important to note that HMO residents have a very low requirement of car ownership/parking. This can be demonstrated on numerous managed sites. Therefore, the parking allocation for the previous uses as a Care Home and a Doctors Surgery is in excess of the need for the HMO requirement.

4.0. Flood Risk

4.1. With reference to the maps published by the Environment Agency the site is not in an area at risk from flooding. Therefore, there is no requirement for a Sequential Test. The proposal is deemed to be safe and sustainable with regard to the risk of flooding as supported by Planning Policy.

5.0. Justification for the proposal.

- 5.1. The building was redundant as a residential care home, with no possibility of further use in that category. The proposal finds an alternative use for a large building for which other uses are very limited, by virtue of its size and location. It is a sustainable reuse of an otherwise redundant existing building.
- 5.2. Being located in a mainly mixed use area on a residential street, the building is too large for use as a single family house. It is well suited to subdivision to small units that do not need a designated garden but will benefit for the occasional use of a managed communal garden space.
- 5.3. The property benefits from a managed communal garden, refuse and recycling storage, cycle storage and car parking.
- 5.4. The property is outside the designated commercial area for Norton and there is no obvious demand in this part of the town for a further commercial property and no known demand for other variations of commercial or business uses. A residential use as an alternative is therefore most suited to this part of Norton.
- 5.5. The property makes a contribution to the objectives of the Local Plan Policy in that it provides a variety of different sized properties available to let.

6.0. Policy Considerations:

Relevant Policies

- Policy SP1 – General Location of Development and Settlement
- Policy SP2 – Deliver and Distribution of New Housing
- Policy SP4 -- Type and Mix of New housing
- Policy SP19 – Presumption in favour of Sustainable Development