

Design, Access & Statement

205 Rainham Road RM13 7SB

Introduction and Site Description

This Design and Assessment Statement has been prepared in conjunction with the Havering Council. The proposal seeks for retrospective planning permission for the use of outbuilding to provide additional accommodation for the existing care home.

SITE CONTEXT



Image 1: View from front elevation

The site comprises of a two-storey detached property and constructed as a single-family dwellinghouse. The site is located to the southwest of Rainham Road, and has a south-facing garden and there is an alleyway that leads to Whybridge Close to the south of the site.

THE PROPOSAL

The application is a resubmission following the refused application reference E0051.21 for a Certificate of Lawfulness for the use of outbuilding to provide bedroom accommodation for existing residents. The application was refused on grounds that:

No qualitative and quantitative evidence has been provided in support of the application and the lack of substantive evidence is considered to weigh against the proposals.

This application is a retrospective application for the retention of existing outbuilding to provide additional bedroom accommodation for existing residents. The outbuilding would be used as when needed to accommodate clients

PLANNING HISTORY

- D0019.07** 205 Rainham Road Rainham RM13 7SB Certificate of lawfulness for change of use to care home for young adults **PERMISSION NOT REQUIRED.**
- E0051.21** 205 Rainham Road Rainham RM13 7SB Use of outbuilding to provide bedroom accommodation for existing residents for when they need isolating for any particular reason. **PLANNING PERMISSION IS REQUIRED.**
- P1442.17** 205 Rainham Road RAINHAM RM13 7SB Retrospective planning permission for the rear outbuilding involving an extension of the existing office space so as to create additional work spaces and an activity centre for residents. **APPLICATION REFUSED.**
- P1920.16** 205 Rainham Road RAINHAM RM13 7SB Extension to the existing Office to create additional Office room at the bottom of the garden. **APPLICATION REFUSED.**
- P1058.16** 205 Rainham Road RAINHAM RM13 7SB Extension to the existing Office to create additional Office room at the bottom of the garden. **APPLICATION WITHDRAWN.**

SITE PLAN



Image 2: Site location map & block plan

SITE PHOTOS



Image 3: View of rear elevation with outbuilding.

THE USE

Kadmiel Projects manage the existing dwelling, which provides supported living accommodation for people with learning disabilities on a 24 hour basis. The applicant seeks to apply for retrospective planning permission for the outbuilding to be used as additional accommodation ancillary to current use. The property is being used to provide care, under C3(a) dwellinghouse and has the permitted development rights of a property as such. Currently, the property has four residents and the outbuilding would have only two residents at any particular given time. This application seeks for retrospective planning

permission for use of outbuilding to temporary house clients from any of the other properties when the need arises. The outbuilding would be used between 2 days/week, to a maximum of stay of six weeks. Furthermore, the outbuilding would be used to house clients for respite purposes or for any emergency that might arise across the other homes.

Staff : In terms of staff, there are not more than 2 staff at any given time to attend to residents and two staff to work a night shift across both locations.

Hours of operation: 24hrs from 8am to 8pm & 8pm to 8am.

Existing dwellinghouse

As stated above the main property is being used to provide care but is deemed to be under use class C3(a) -dwellinghouse and has the permitted development rights of a property as such. The existing property is laid as below:

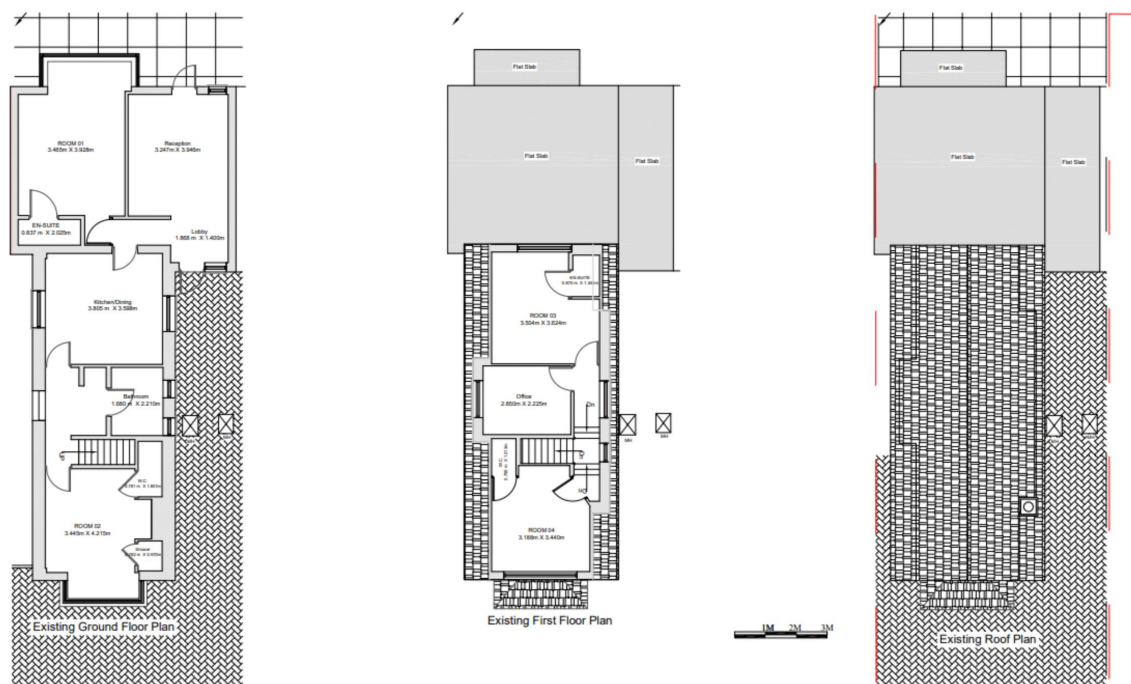


Image 4: Main House - Existing floors plan



Mage 5: Main House - Existing Elevations

OUTBUILDING

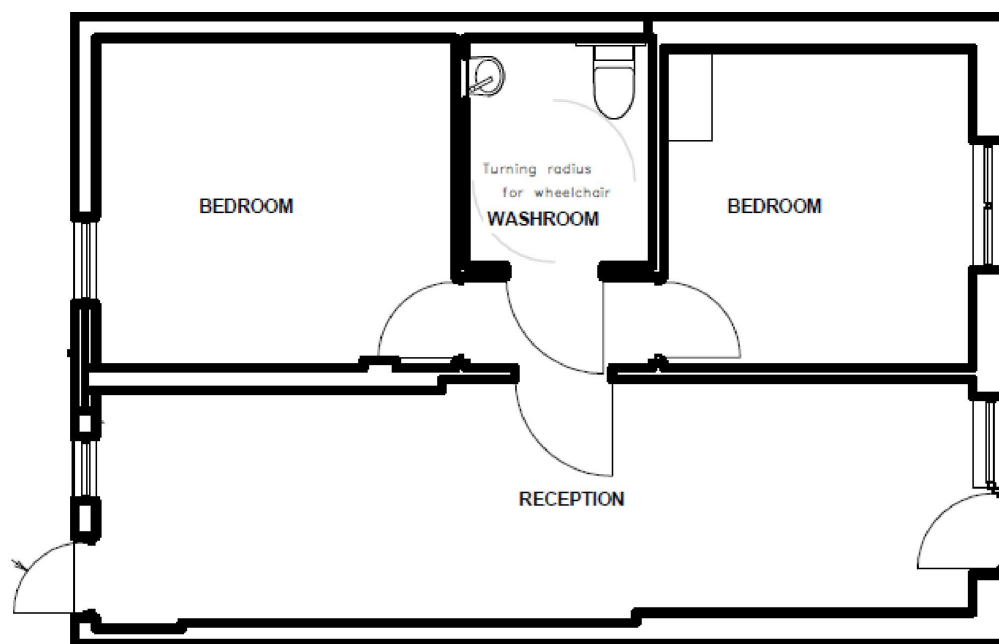


Image 6: Outbuilding - Existing ground floor plan

LAYOUT: The layout is a simple plan which shows two bedrooms, with a reception area and disabled washroom/toilet.

Existing Elevations

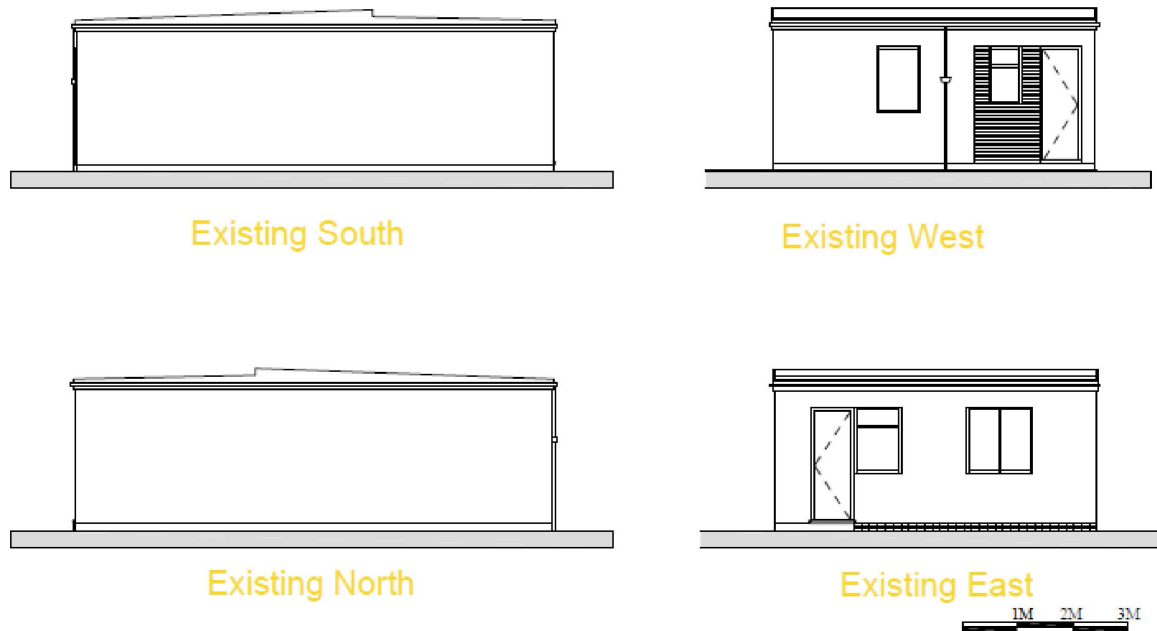


Image 7: Outbuilding - Existing Elevations

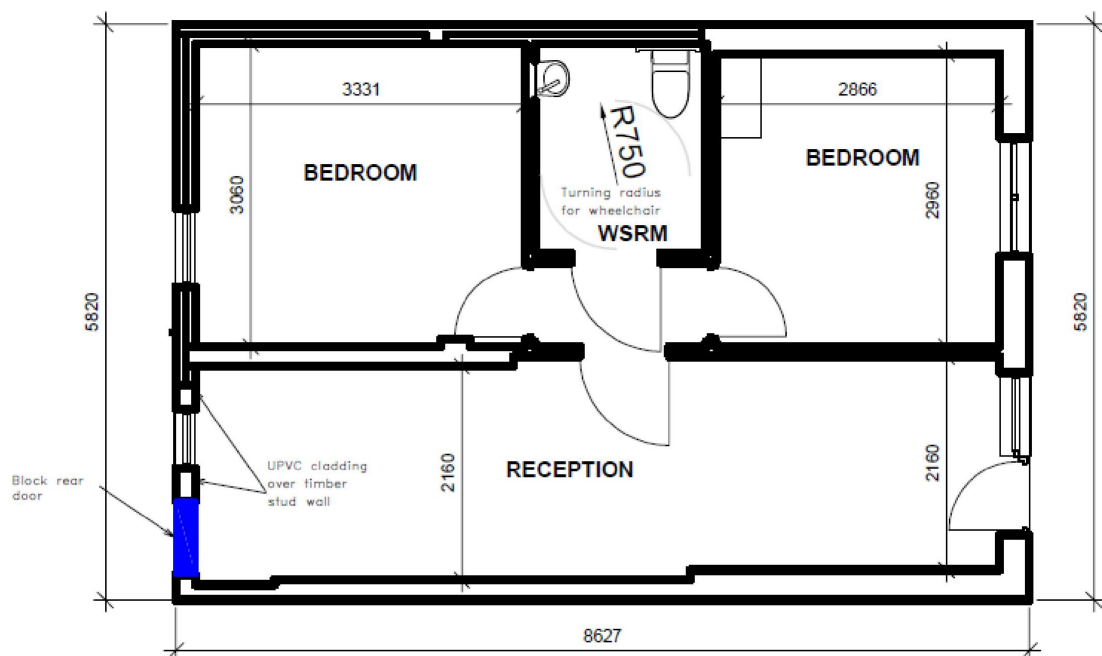


Image 8: Outbuilding - Proposed Plans

PROPOSED ELEVATIONS

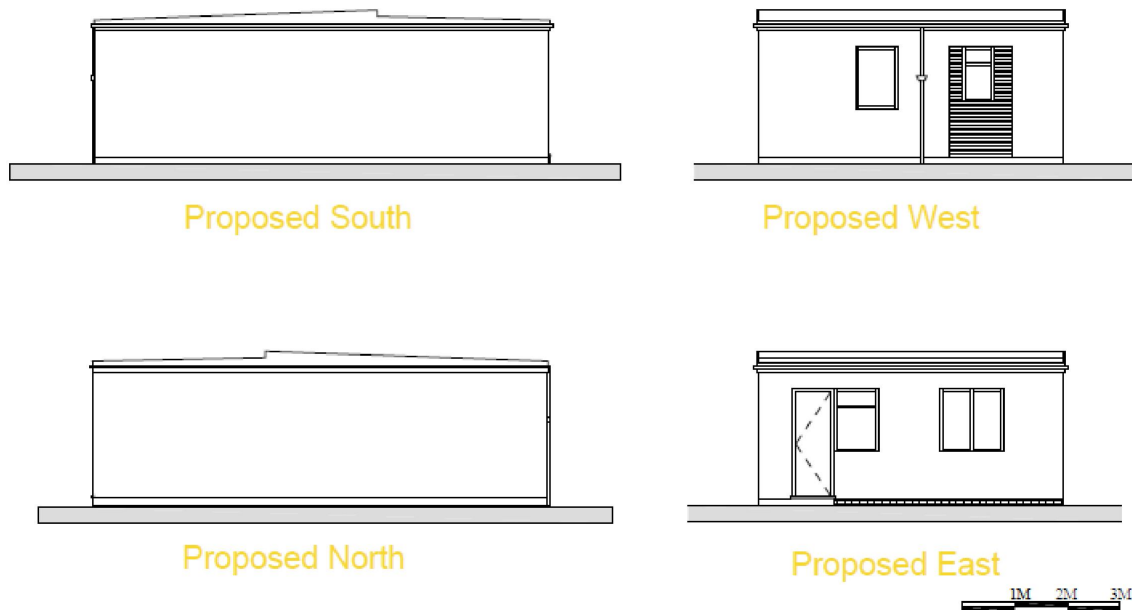


Image 9: Outbuilding - Proposed Elevations

PROPOSED LAYOUT: The layout is a simple plan which shows two bedrooms, with a reception area and disabled washroom/toilet. *The modification to the existing outbuilding is door leading to the rear to another road would be blocked so as not to separate element from the host property.*

DESIGN/IMPACT ON STREET/GARDEN SCENE

The outbuilding has been assessed in the previous application reference (P1442.17) and found to be acceptable. The officer of this application stated: *"The outbuilding is located in the rear garden environment and as such, is not visible in the streetscene. The outbuilding is constructed of brick with a felt roof. It is considered that the outbuilding, including the extension, is acceptable in terms of its scale and size as well as being in keeping with similar developments in neighbouring gardens. The outbuilding has a shallow sloping roof with a height of between approximately 2.7 and 2.9 metres, which is relatively low and minimises its bulk"*. Therefore, it considered that design and appearance of the outbuilding as existing would be acceptable.

IMPACT ON AMENITY

To address the concerns raised in the previous application, the applicant would highlight that the outbuilding would be used on temporary basis as and when needed. As such, the comings and goings would be minimal and at times, the outbuilding would be virtually empty. There are no activities proposed in the outbuilding, as the outbuilding would be used as bedrooms, therefore this would address the concerns of noise. To address the intensification of the building, the applicant confirms

the outbuilding would be used as bedrooms for only two residents at any given time generally in the evenings.

The applicant is happy for the Council to impose a condition to restrict the number of residents and impose a noise condition. Furthermore, the outbuilding has been insulated to reduce any noise that could be created during its use.

ACCESS

The proposed development site is located on Rainham Road and access to the property is via the front elevation.

SUMMARY

Overall, it is considered that the retrospective planning application for the retention of the existing outbuilding is considered acceptable, as the outbuilding would only be used on a temporary basis. Furthermore, two residents would use the outbuilding at any given time on temporary basis that is in the evenings only. Therefore, it is not considered that this is an over-intensification use of the outbuilding. As such, the proposal is not contrary to Policies DC55 and DC61 of the LDF Core Strategy and Development Control Policies DPD, the Residential Extensions & Alterations SPD, Policies 3.5, 7.4 and 7.6 of the London Plan and the NPPF.