

CHANGE OF USE FROM A 5 BED RESIDENTIAL CARE HOME TO A 5 BED
DWELLING HOUSE (C2 TO C3)

AT

MOORVIEW HOUSE
STATION ROAD
ROBIN HOODS BAY
WHITBY
YO22 4RA

NYMNP/PA

20/04/2023



DESIGN & ACCESS STATEMENT

Introduction

- 1.1 Thompson Architecture has been appointed to submit an application for the change of use from a residential care home (C2 use) to an independent dwelling house (C3 use class) at Moorview House.
- 1.2 This statement has been prepared for the exclusive use of the applicant as part of their planning application and in accordance with the agreed scope of the project.
- 1.3 This statement, which should be read in conjunction with the supporting information submitted with the application, aims to give an appraisal of the planning issues and merits in context with planning and other policies, guidance and material considerations.

Site Location & The Existing Building



Aerial image of the site – Google maps

- 2.1 The site is located on the main stretch of Station Road, within a predominantly residential area although there are several hotel/ guest houses. Ordnance Survey Grid Reference 495073E and 505430N.
- 2.2 The existing site comprises a semi-detached three storey building, previously used as a residential care home which is now vacant. There is a small external area to the front of the property and a small rear yard.
- 2.3 The Environment Agency website maps illustrate that the application site is not within a known flood risk area. The site is located outside the settlement boundary of Robin Hoods Bay Conservation Area.

Use/Proposed Scheme

- 3.1 The planning application is for the change of use from an existing residential care home into a dwelling house. All residents have moved out and the property is now vacant. We are therefore requesting permission to change the current use from a C2 to a C3.

Access, Parking and Servicing

- 4.1 The proposed works make no alterations to the existing access, either from the main road or into the site. It is suggested that the nature of the works mean that there will be no material increase in vehicle or pedestrian movements into and out of the site or create a negative or unacceptable impact on the existing local highway network, especially when compared to potential maximum potential for the existing use.
- 4.2 No changes are proposed to the existing hardstanding or parking provision.

The Applicant

- 5.1 Moorview Care, rated Outstanding in their latest inspection by the Care Quality Commission (CQC) , supports adults to live a full and varied life in local communities. The company, now running over 17 sites, have an excellent reputation and have been providing care and support for over 20 years.
- 5.2 The applicant provides a range of support tailored to the individual needs of residents, enabling them to carry out ordinary day-to-day activities. These include domestic tasks like cooking and cleaning, social activities at home and in their local community such as leisure, horticulture and shopping, or accessing education or supported employment.
- 5.3 As the company provides person-centred care, the day-to-day arrangements and level of staff at the property will be dictated by the needs of the individual residents although there will always be at least one member of staff at the property 24/7. Each resident may require dedicated assistance, however, others may only require support in the morning or evening to assist with certain aspects, such as cooking.

Robin Hood's Bay Conservation Area

6.1 The Robin Hood's Bay Conservation Area is mapped out as below which our proposal does not fall in to.

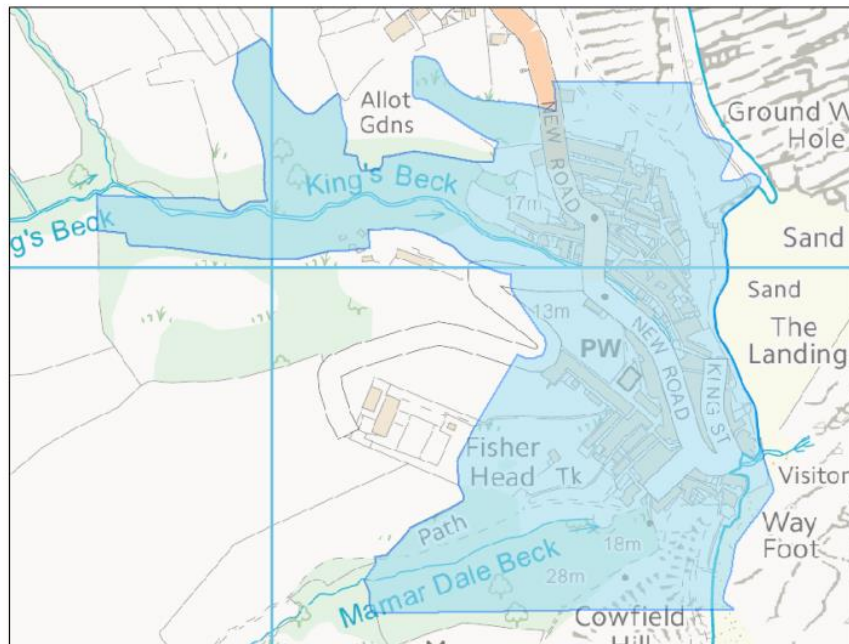


Figure 1. The Conservation Area of Robin Hood's Bay

Blue - Robin Hoods Bay Cons. Area

Impact on Heritage Assets

7.1 The site has been recently vacated as its prior use was a residential care home. The proposals seek to make no other changes to the external appearance of the buildings or site.

Relevant Local Policies

- 8.1 The relevant policy considerations for the proposed development are the relevant policies of the North York Moors National Park Authority Local Plan Strategy Document (July 2020) the relevant Supplementary Planning Guidance as well as the National Planning Policy Framework (NPPF).
- 8.2 The relevant adopted Local Plan policies are suggested as: Strategic Policy A Presumption in favour of sustainable development ENV11, Policy CO17 Householder development.
- 8.3 The proposals are considered sustainable development as defined in the NPPF in that they contribute towards a strong, stable and more diverse economy, minimising the impact on climate change, the need to travel and the use of resources, including the production of waste. It is suggested that any adverse impacts of granting planning permission would be significantly and demonstrably outweighed by the social benefits and there are no policies which would indicate development should be restricted. VISUAL AMENITY AND IMPACT ON THE CONSERVATION AREA .
- 8.4 It is suggested the internal works generally are of a minor nature.

- 8.5 The proposals will also contribute towards making the area a better and healthier environment, helping to create an appealing place, further embedding the community facility which recognises the needs of all members of society.
- 8.6 Policy CO17 seeks to support proposals that retain or enhance existing services and facilities, specifically those proposals that meet the needs of residents.

Residential Amenity

- 9.1 The nature of the existing building and proposed works mean that there are no material differences in relation to overbearing, overshadowing, overlooking or visual intrusion. The proposed use will not inherently create any noise or odour that would be detrimental to the occupiers of the residential properties.
- 9.2 The proposals will provide a safe, inclusive, convenient and welcoming development which addresses personal safety, security and crime prevention, safe, secure and convenient access, reducing the scope for anti-social behaviour and fear of crime, while integrating successfully into the local area and avoiding harm to the neighbouring amenity.
- 9.3 The proposals ensure the safeguarding and improvement to a community facility which is located where it is accessible by a range of transport modes.
- 9.4 In addition, there is no adverse impact on the neighbouring uses in terms of noise, general disturbance, light pollution, loss of privacy or light and as regards to features that minimise crime and the fear of crime. The proposals would also not lead to an over-intensification of the use of the site. 13.12 As such it is suggested that the proposals comply with the relevant local Policies.
- 9.5 It is suggested that there are no material considerations of sufficient weight to justify the refusal of planning permission.

Conclusion

- 10.1 The proposed works seek permission for the change of use from a Residential institution to a dwelling house.
- 10.2 It is suggested that the proposal should be considered in accordance with the Development Plan and planning permission should be granted accordingly.
- 10.3 It is also proposed that the NPPF's presumption in favour of sustainable development applies to this application and as such, it is proposed that any perceived adverse impacts of the change of use do not outweigh the benefits in encouraging economic growth and the social benefit of the use.
- 10.4 It is therefore respectfully requested that the application is approved. In the event that the Council does not agree with this view, the applicant would seek to engage with the authority to secure a solution, in line with the NPPF.