



**PLANNING COMMITTEE NORTH - UPDATE SHEET**

**DATE – 22 February 2021**

**Item 6 – DC/20/2593/FUL – Change the use from C2 Residential care home to large HMO (Sui-Generis category) - Supported Housing for people with complex needs at High Dene, 105 Park Road, Lowestoft, Suffolk, NR32 4HU**

Additional third-party representations:

Additional information has been provided from objectors in relation to the calculation of flat saturation for Park Road. The figures are as follows:

	Number of as built houses or purpose built flats	Number of Converted flats	Number of unconverted building (purpose built houses / flats)	Number of buildings converted to flats
Northern end of Park Road (existing)	14 21.21%	<b>52</b> <b>78.79%</b>	14 77.78%	<b>4</b> <b>22.22%</b>
Northern end of Park Road + Highdene	14 18.42%	<b>62</b> <b>81.58%</b>	14 73.68%	<b>5</b> <b>26.32%</b>
Northern end of Park Rd + Yarmouth Rd to Royal Av Junction (existing)	22 27.85%	<b>57</b> <b>72.15%</b>	22 81.48%	<b>5</b> <b>18.52%</b>
Northern end of Park Rd + Yarmouth Rd to Royal Av Junction + Highdene	22 24.72%	<b>67</b> <b>75.28%</b>	22 78.57%	<b>6</b> <b>21.43%</b>

Officer comments:

The following key points are highlighted from Policy WLP8.4 “Conversion of properties to flats”.

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT  
DX: 41400 Woodbridge

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ  
DX: 41220 Lowestoft

“Where high concentrations of conversions to flats or houses in multiple occupation have taken place this can bring about amenity issues. These include on **street parking, bin storage and increased levels of activity and disturbance**”.

“The point at which saturation occurs will vary according to historical and local characteristics **of the street**, but 20% of **properties converted to flats** has been held to be a general guide”.

“Outside the Flat Saturation Zones planning permission will be granted for **conversion of existing buildings to fully self-contained accommodation** where the saturation figure for the street does not exceed 20%”

It should be noted that the figures as shown above are not calculated on the whole of the street of Park Road as required by policy WLP8.4. They focus on the Northern section of the road and also include properties on Yarmouth Road. Furthermore, the figures also include purpose-built flats within the calculations. The figures within the 70-80% range include numbers of units created from conversions as well as those from purpose-built flats. Policy WLP8.4 is clear that saturation is calculated for the whole street based on the number of buildings converted to flats.

Even based on the objectors figures are in and around 20%, which are considered to be within the bounds of acceptability of the ‘guide’ figure of 20% within Policy WLP8.4 in terms of the amenity issues which this policy is considered against.

The table below gives a straightforward calculation of the saturation figure as interpreted by Officers but also includes a figure for the Northern section of Park Road for clarity:

<b>No of properties (Not including purpose-built flats)</b>	<b>Buildings converted to flats or HMO's</b>	<b>Flat saturation %</b>	<b>If current application approved</b>
<b>Whole of Park Road</b>			
84	2 – Abigail Court and 82 Park Road	2.4%	3.5%
<b>North of Park Road</b>			
13	1: Abigail Court	7.6%	15.3%

Accuracy of plans:

It has been suggested that the floor plans are inaccurate. It is considered that the discrepancies highlighted have been rectified. It should however be noted that this application is for the change of use of the building which is to remain as existing, in terms of its physical form.

Since the application was first considered by members additional annotations have been added to the floor plans to highlight the rooms to be used for staff sleeping accommodation and as an office. It has also been confirmed that the 2<sup>nd</sup> floor is to be used for staff training. Since publication of the report a further update to the plans has confirmed that there will be 11 bedrooms available for occupation rather than 10 and one for staff sleeping accommodation, confirming that there would be no more than 11 occupants within the accommodation. If considered necessary members may wish to use a condition to restrict the occupancy to this number, as highlighted below.

*“A maximum of 11 bedrooms within the building shall be occupied at any one time on a single occupancy basis, not including staff sleeping accommodation.*

*Reason: In order to control the number of occupants of the property in the interest of neighbour amenity."*

**Item 9 – DC/20/4686/FUL - Erection of 1no. single storey dwelling , Land Rear Of 185 Saxmundham Road, Aldeburgh, Suffolk, IP15 5PE**

**RAMS** payment has been received. As a result, recommendation is for Approval subject to conditions specified.