

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.

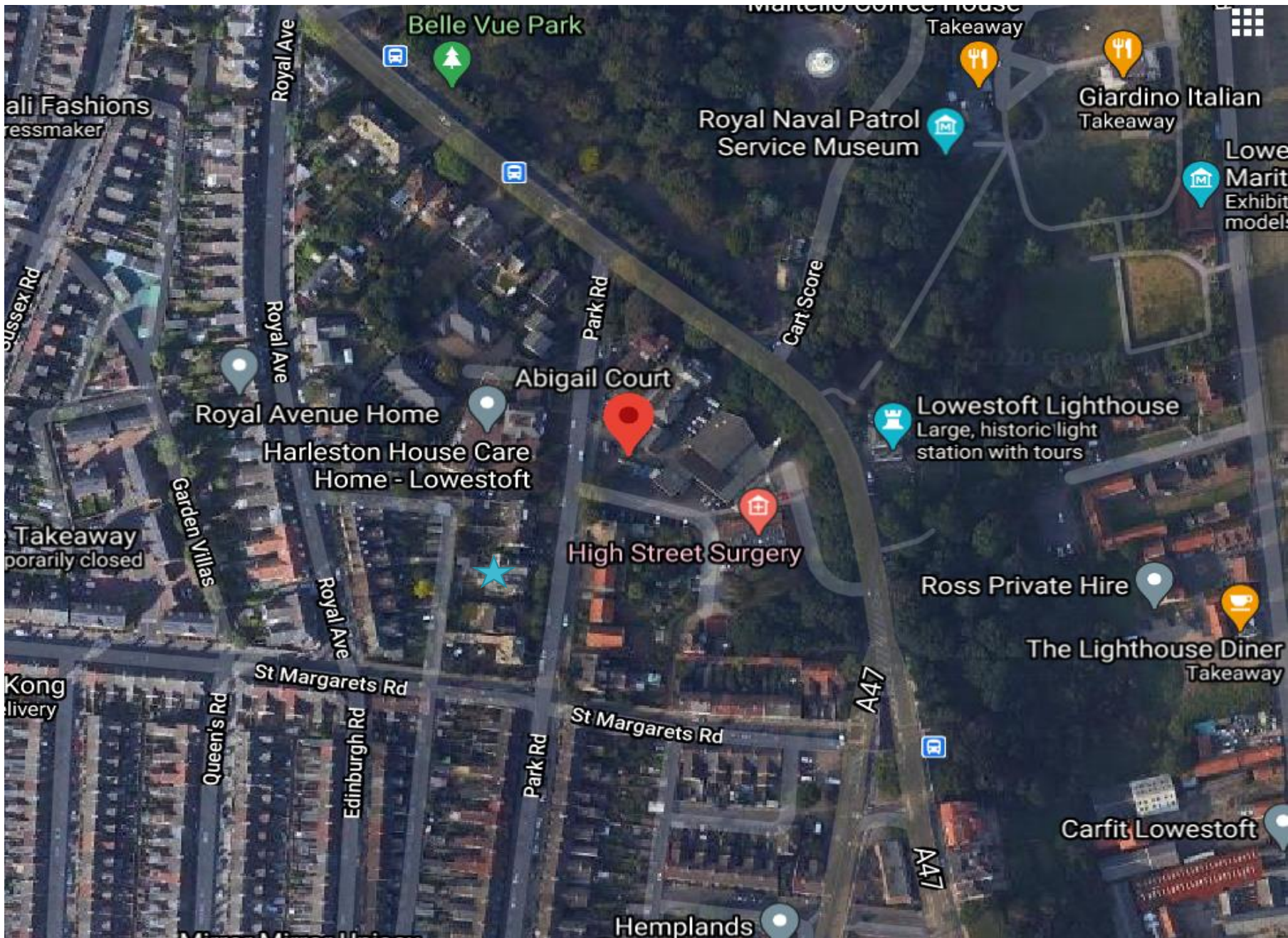
High Dene, 105 Park Road, Lowestoft, Suffolk, NR32 4HU



Site Location Plan



Aerial Photo

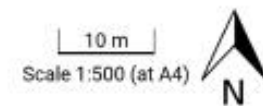


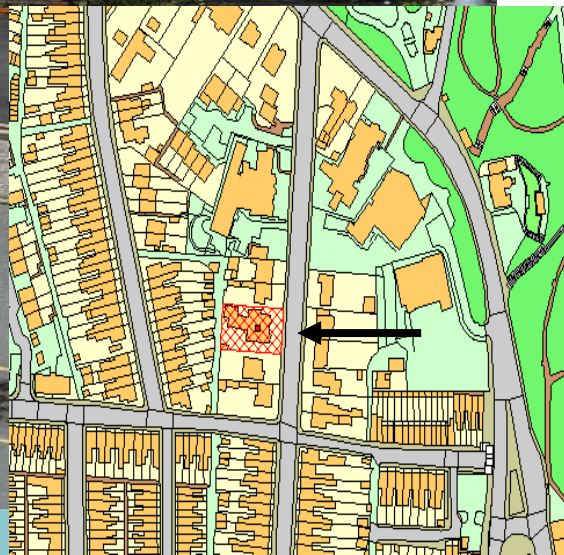
Block Plan

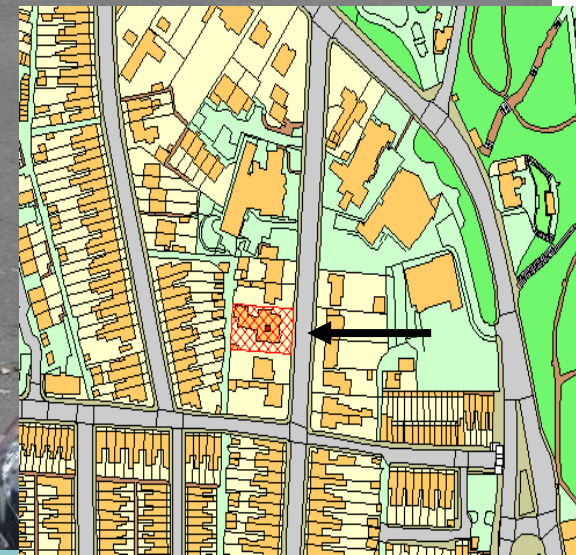
Layout Plan



Produced on Nov 4, 2020.
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Previous appearance of frontage

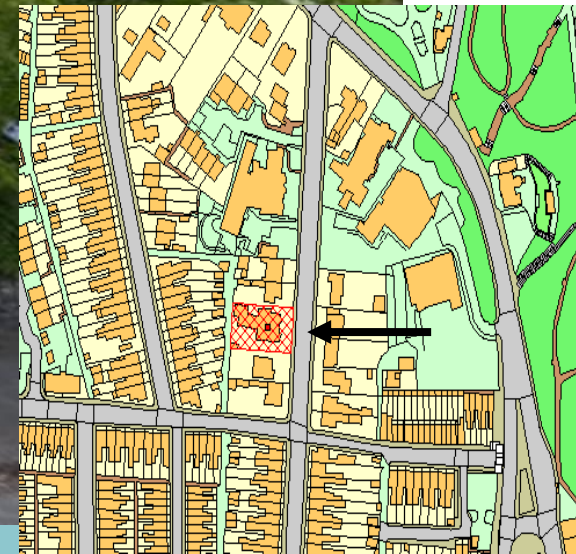




Photo from garden of
No. 107 Park Road

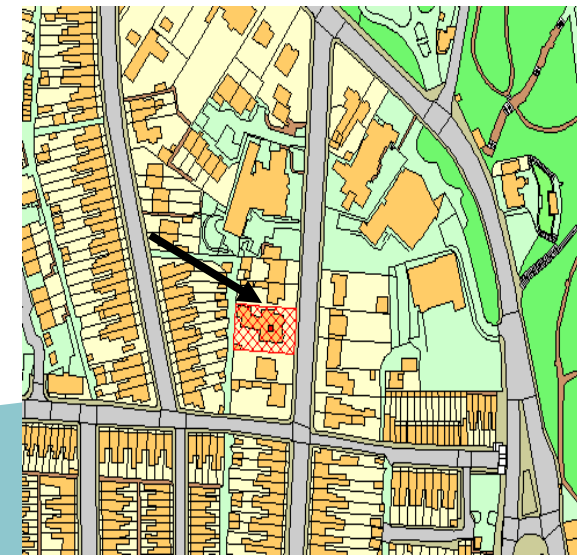
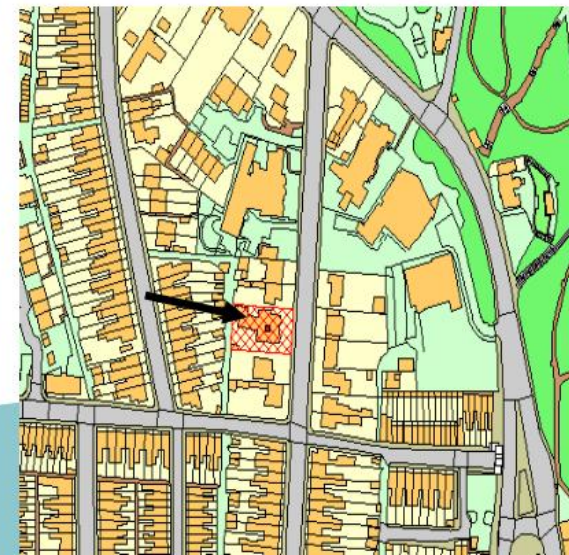




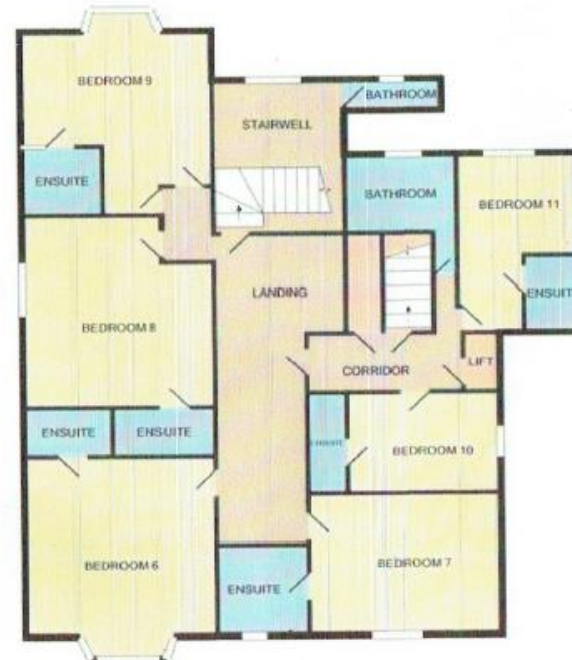
Photo within
application site



Floor layout



GROUND FLOOR



1ST FLOOR



2ND FLOOR

ALL STAFF
TRAINING



DRAWING FOR PLANNING
PURPOSE ONLY.



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Structural Engineering &
Steelwork Fabrication

Drawing Title
105 PARK ROAD,
LOWESTOFT..NR32
NR32 4HT. PROPOSED
DETAILS.


Scale	Drawn	Date	App
1:100(A3)	PRD	JAN 21	

Flat Saturation and Policy WLP8.4

“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%”



Flat saturation figures


Number of properties (Not including purpose-built flats)	Buildings converted to flats or HMO's	Flat saturation %	If current application approved
Whole of Park Road			
82	2: Abigail Court and 82 Park Road	2.4%	3.5%
North end of Park Road			
13	1: Abigail Court	7.6%	15.3%

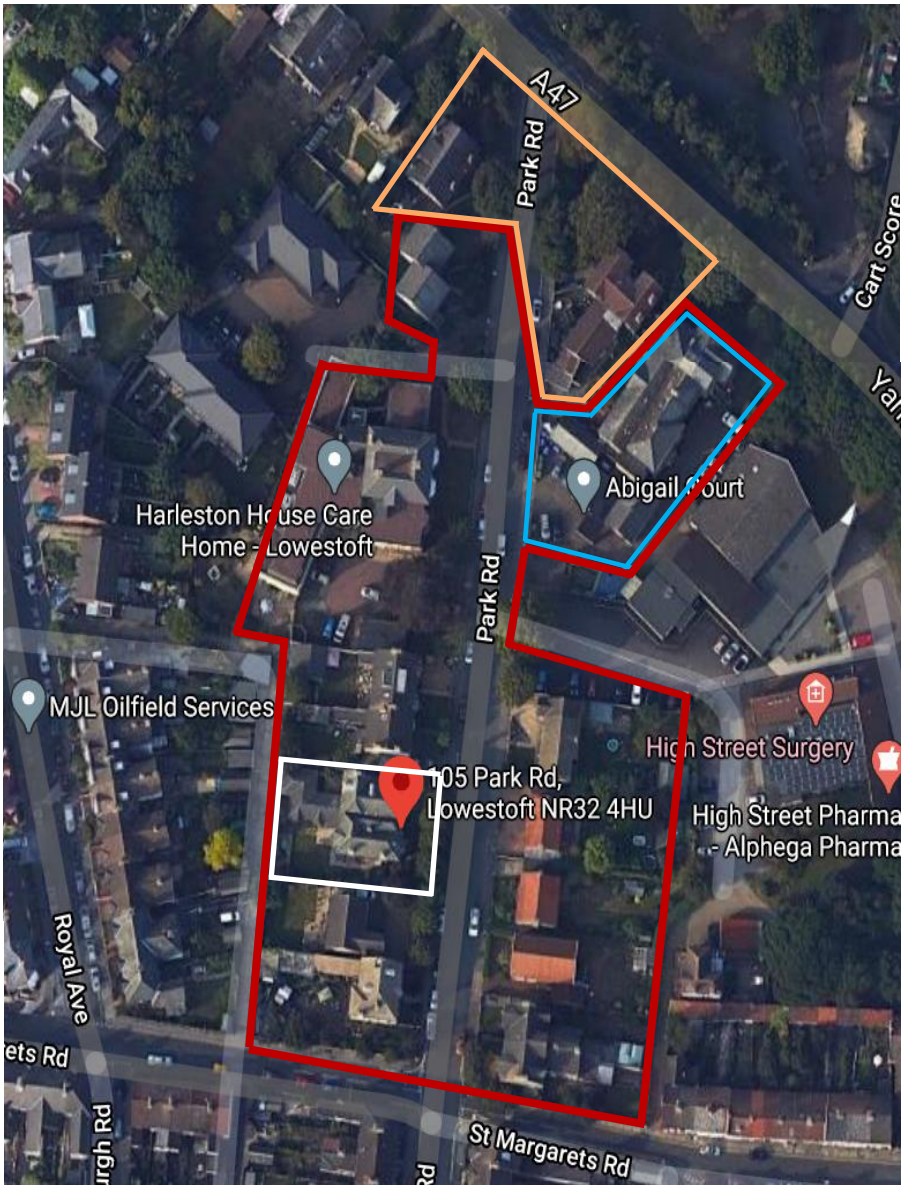
Material Planning Considerations and Key Issues

- Principle of HMO use
 - Exception circumstances for HMO : Policy WLP8.4
 - Flat saturation
 - Loss of care home spaces
 - Personal permission
 - Neighbour amenity
 - Parking/highways
 - Frontage Area – Impact on Conservation Area
- 
- A teal-colored decorative shape, resembling a stylized hill or a large arrow pointing upwards and to the right, is located in the bottom right corner of the slide.

Recommendation

APPROVE, subject to the conditions shown below, detailed on pages 53- 54 of the report.

- 1) Standard 3 year implementation period**
 - 2) Approved plans**
 - 3) Personal permission for the benefit of Mavam Group Ltd' to be managed by the The Stone Foundation.**
 - 4) Frontage Layout**
 - 5) Cycle storage**
 - 6) Refuse storage**
- 
- A teal-colored decorative shape, resembling a stylized wave or a large arrow pointing upwards and to the right, located in the bottom right corner of the slide.



Calendar year to October	Recorded crimes within 0.5 miles of centre of NR32 4HU
2017 – 2018	18
2018 – 2019	32
2019 – 2020	47
Data courtesy of StreetCheck based on the national police.uk website	



Abigail Court entrance situated on Park Road



View from back garden – 103 Park Road



**View from our back garden – 107
Park Road**

DEFINING COMPLEX NEEDS

Someone described as having complex needs will have (although not limited to) a co-morbidity of two or more of the following:

- Mental health issues
- Substance misuse issues
- A dual diagnosis of mental health and substance misuse issues
- A history of offending behaviour
- Homelessness or housing issues
- A physical health condition
- A learning disability
- A physical disability
- Employment problems
- Family or relationship difficulties
- Poverty & Trauma (physical, psychological or social)
- Domestic violence
- Social isolation



DEFINING COMPLEX NEEDS

- A person with 'complex needs' is someone with two or more needs affecting their physical, mental, social or financial wellbeing.
- Such needs typically interact with and exacerbate one another leading to individuals experiencing several problems simultaneously.
- These needs are often severe and/or long standing, often proving difficult to ascertain, diagnose or treat.
- Individuals with complex needs are often at, or vulnerable to reaching crisis point and experience barriers to accessing services; usually requiring support from two or more services/agencies.

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- A learning disability
- A history of offending behaviour
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- Employment problems
- Homelessness or housing issues

- Family or relationship difficulties
- Domestic violence
- Social isolation
- Poverty
- Trauma (physical, psychological or social)

These needs are often severe, long-standing, difficult to diagnose and therefore to treat. Ongoing inequalities continue to exist and are only likely to increase as people live longer with a wider range of needs.