

Item 7

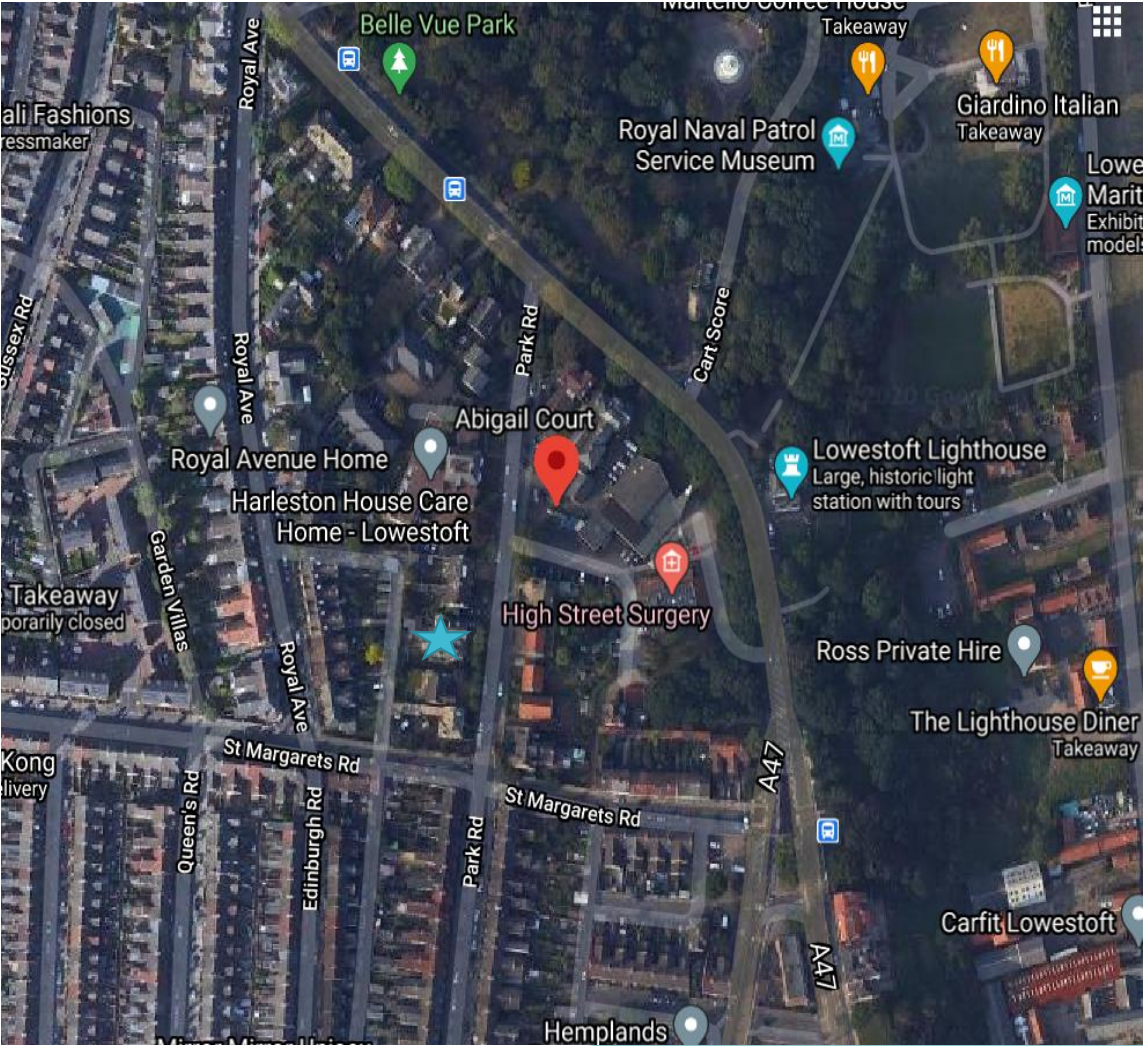
DC/20/2593/FUL

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




Block Plan

Layout Plan



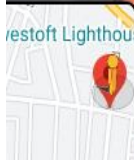
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10 m
Scale 1:500 (at A4)

A north arrow pointing upwards, with the letter "N" below it.

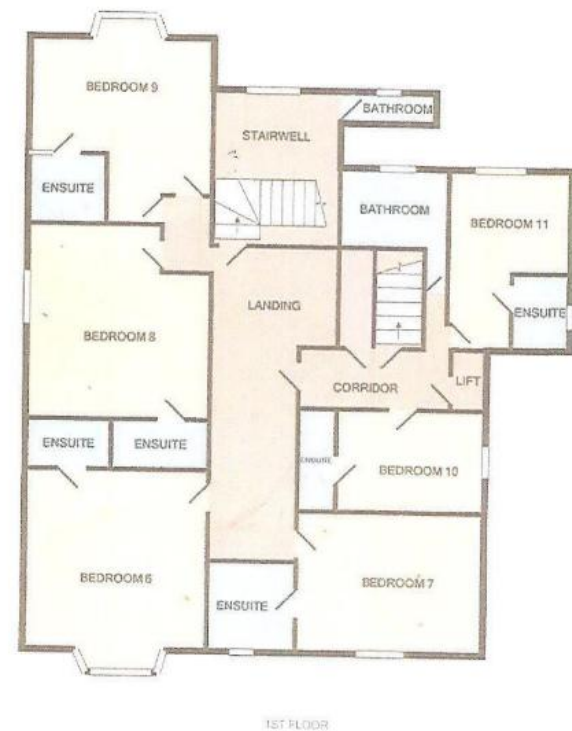
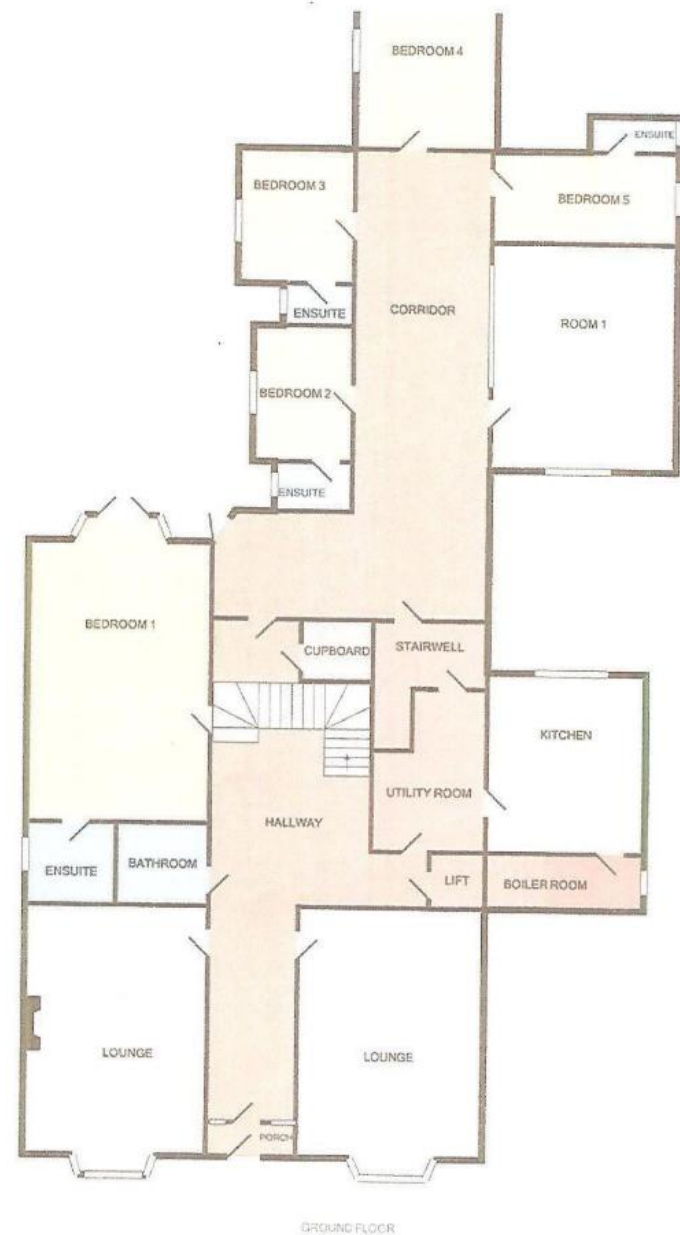
Front of building






Floor layout

105 PARK ROAD, LOWESTOFT.




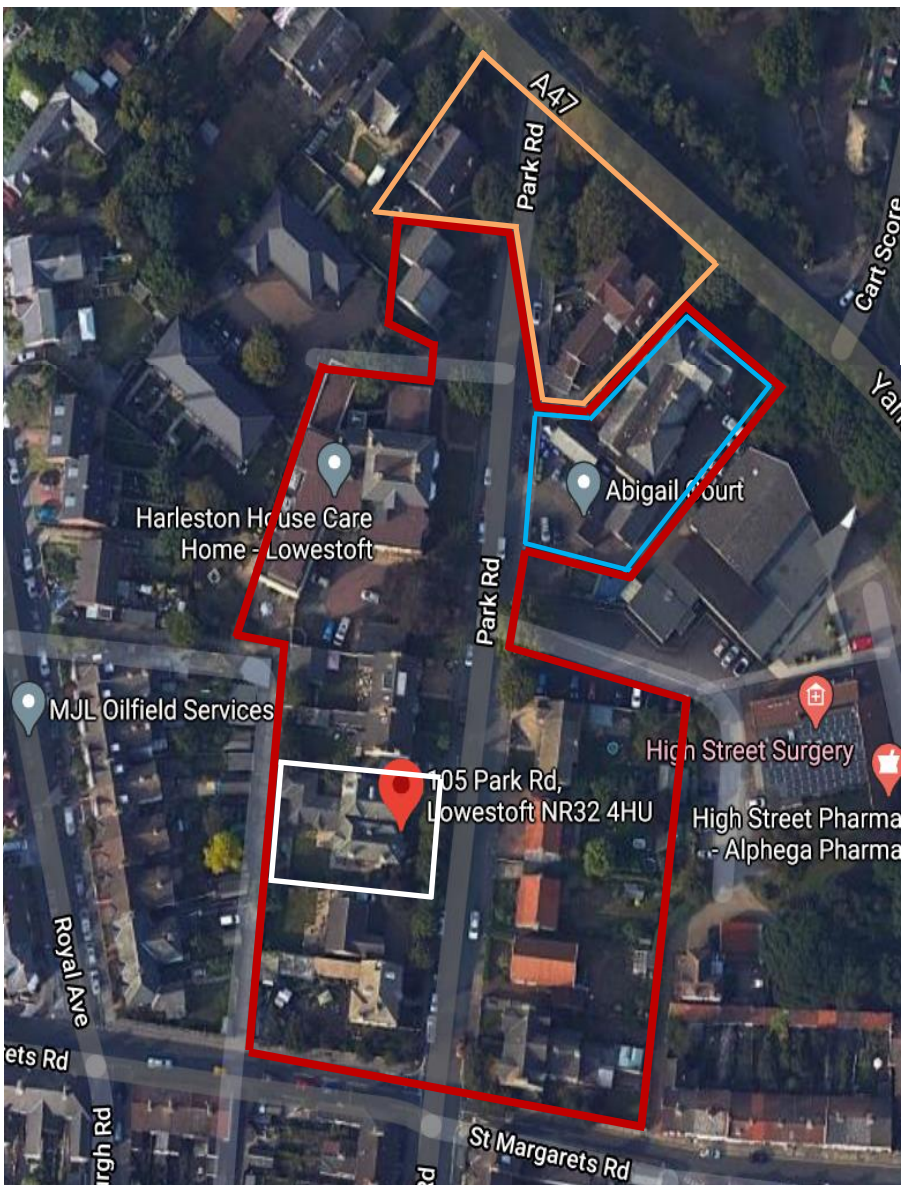
Material Planning Considerations and Key Issues

- Principle of HMO use
 - Exception circumstances for HMO : Policy WLP8.4
 - 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 wave or a large triangle, is positioned in the bottom right corner of the slide.

Recommendation

APPROVE, subject to the conditions shown below, detailed on pages 119-120 of the report.

- 1) Standard 3 year implementation period**
 - 2) Approved plans**
 - 3) Personal permission for the benefit of 'The Stone Foundation' to be managed by the Mavam Group Ltd.**
 - 4) Frontage Layout**
 - 5) Cycle storage**
 - 6) Refuse storage**
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- 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 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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- 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.