

Planning Statement

For

**41 Harman Avenue,
Northfleet,
Gravesend,
DA11 7RJ**

Prepared by O A Falusi Ltd

The application site

The application site is a two storey 3 bedroom detached house that is located within an established residential area.

The proposed development

The proposed family assessment would specialise in supporting Children with mental health and learning disabilities and would be occupied by Children of ages 10 to 14 years. The occupants would be persons who have experienced parenting difficulties. A total of two support workers will be on duty during the day and two during the night.

Assessment

Main considerations

The main considerations are whether the loss of the existing dwelling is justified having regard to the need for the facility and the effect on the character and appearance of the area, and whether there would be satisfactory parking provision and whether the quality of the internal environment would be acceptable.

Character and amenity

The properties in the road are predominantly single-family dwellings. The proposed use whilst residential in nature would result in a slightly higher number of persons using the property, however, the permanent residents would not be materially different to a family occupying the house as a C3 dwelling.

There will be 2 carers during the day visiting the property and in the evening, there will be 2 carers on duty supporting the occupiers of the property. It is not considered that this would result in a considerably greater level of comings and goings taking place at the property.

The increased occupancy would not manifest in any significant impacts in terms of the physical appearance of the property. The number of people that would occupy the house on a daily basis would not be materially different to using the house as a standard C3 dwelling. The carers that would support the proposed use would not result in intensification of use that would result in additional noise and disturbance that is over and above that which is generated by the lawful use of the property.

As such it is not considered that a development as proposed would not conflict with the Local Plan Policies which seek high quality development that ensures that the amenity and quality of life of existing residents is not adversely affected.

Standard of living accommodation - Internal environment

At ground floor level there is a lounge, living room, garden, w/c and Kitchen all these facilities will be used communally by the users of the Centre. These communal rooms all comply with the Technical Housing standards.

At first floor there will be three bedrooms that will be occupied by the Children. The smallest bedroom will be used as an office for the staff that will be supporting the service users. The two rooms that will be used as bedrooms are of acceptable size and can provide an acceptable standard of sleeping accommodation. The proposed office is also of a good size to be used as an office for this proposed use.

All habitable rooms have windows to provide natural light and ventilation and the whole house has centra heating.

There will be surveillance cameras within the premises for security purposes as required by Ofsted and these will be watched by the carers 24/7.

The existing storage

The existing loft storage space of the building will continue to be used for storage purposes and there is no intention to change it to any use.

The Garden

The existing garden is of a size that would adequately meet the needs of a maximum of occupant who would use this accommodation.

Other matters

The National Planning Policy Framework seeks to ensure that the housing needs of different groups in the community are met and that these should be well designed places that function well and add to the overall quality of an area, sympathetic to the local character and that create places that are safe, inclusive, and accessible with a high standard of amenity for existing and future occupiers. It is considered that a development as proposed complies with this policy, and that it would achieve a sustainable form of development in line with policy requirements.

Conclusion

It is considered that the proposed use would be one for which there is a need within the Borough and which would positively contribute to providing a mixed, balanced and inclusive community. The proposed development would not be harmful to neighbouring properties by way of noise, nuisance and inconvenience, no external alterations are proposed to the property and as such there will be no impact on the character and appearance of the area and property as a result of the proposed development. Given the nature of the use, there will be no impact on the highway network because of the proposed development. As such, a development as proposed complies with Local and National Policies.