

07 December 2023

Dear Sirs

Planning Statement

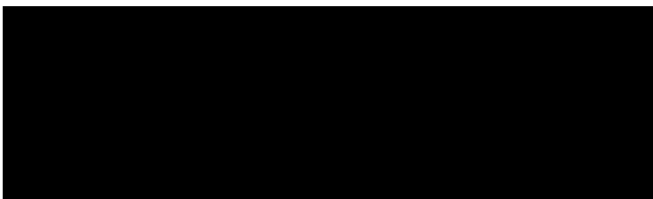
Description of Development: Change of use from Hostel (sui generis) to HMO (sui generis)

Location:- Mary Ann Doyle House, Seymour Road, Northfleet, Gravesend Kent DA11 7BW

- 1.0. This Planning Statement accompanies the planning application for change of use of Mary Ann Doyle House from its current use as a Hostel for homeless people to a proposed new use as HMO.
- 2.0. List of plans and supporting information submitted with this application is as follows:-
 - Planning Statement
 - HMO Management Plan for Mary Ann Doyle House, Northfleet
 - Location Plan and Block Plan. Plan No.: 5288 PL_100
 - Existing Plans, sections and elevations. Plan No.: 5288 PL_101-114
 - Proposed Plans, sections and elevations. Plan No.: 5288 PL_121-134
- 3.0. Mary Ann Doyle House was originally constructed as a purpose built public house in 1939, replacing an earlier building on the site, and called The Rising Sun. It is a large detached building set over 4 floors including a basement and a 3rd 'attic' floor as part of the original design of the building. The building is currently set out into 12 bedrooms, most with en-suites, which have been used for housing homeless people via the grant of a 2013 planning permission. Communal accommodation and kitchens are located on the ground floor and further supportive facilities of lounge and laundry room located in the basement. There is a reception area and a staff room in the entrance of the building. The current accommodation has been laid out with finishes to a high standard and well-maintained and is within a robust building.
- 4.0. The 2013 planning permission to change the use of the pub to a Hostel to be used by homeless people was granted with conditions, GBC ref. 20130756, in particular tying the use as such and to be personal to the House of Mercy Charity.
- 5.0. The House of Mercy Charity is now undergoing a restructuring and disposing some of its assets because its founders, the religious order of the Sisters of Mercy, are approaching retirement. Their other hostel, No. 56 Pelham Rd, was recently granted permission to use as an HMO, ref. 20230727.
- 6.0. It is proposed in this application to now use the property as a house in multiple occupation (HMO), of a nature typically used by people prior to, for example, purchasing their own properties or moving on to their next employment, thereby removing the care element that is characteristic of the previous and current uses.

- 7.0. As a result of this application some of the previous conditions on the 2013 permission would either result in being varied or rendered obsolete through no longer being required for the proposed HMO use.
- 8.0. Proposed to remain is Condition 4 restricting occupation of the HMO to 12 residents (excluding any staff members)
- 9.0. Proposed to remain in a modified form is the condition, No. 5, requiring the occupants and owners to adhere to a Management Plan. The proposed new Management Plan is attached to this application and includes standards tailored for the proposed HMO use.
- 10.0. Of the 2013 permission Condition 2 would not be required, so that Mary Ann Doyle House would no longer be tied to the Charity nor to its use as a Hostel for homeless people.
- 11.0. The previous 2013 Conditions that would be affected and applied in a different form are:- Condition 3 relating to minor changes in internal layout only. These will enable compliance with GBC's current HMO standards. These alterations comprise enlarging the ground floor kitchen area, amalgamating 2 smaller attic rooms into one bedroom and creating a new bedroom in the former staff office in the ground floor (therefore no net increase to the overall bedroom numbers) and incorporating the HMO Management Plan.
- 12.0. No external alterations are proposed in this new application.
- 13.0. Change of use of Mary Ann Doyle House from hostel to HMO fits the local patterns of use and changing demands so that, with the Management Plan, current standards of occupation in the road remain and will continue to comply with GBC policies CS19, fitting well with its surroundings and, from the saved policies of the 2014 Local Plan, Policy H5 conversion of existing buildings too large for single family occupation. The internal layout only has been modified to meet the local housing standards required in GBC's HMO guidance.
- 14.0. I trust this information is sufficient to enable Gravesham Borough Council to grant planning permission for this proposed change of use from homeless Hostel to HMO.

Please do not hesitate to contact me for any further information.



Clare B. Wright MA GDip MRTPI
Chartered Town Planner
Director, C.B.Wright & Associates Ltd.