
APPLICATION DETAILS

Application No:	22/0272/COU
Location:	25, Harrow Road, Middlesbrough, TS5 5NT
Proposal:	Change of use from C3 Dwelling to C2 (Children's Home)
Applicant:	Mr Mannion
Ward:	Linthorpe
Recommendation:	Approve with conditions

SUMMARY

Planning permission is sought for the change of use of 25 Harrow Road from a dwellinghouse (C3 use) to a children's home (C2 use). The site is a detached four bedroomed property located on the southern side of Harrow Road within a predominantly residential area of Linthorpe.

The proposed children's home will provide accommodation for a maximum of three children between the ages of 8 and 18 years. The submission indicates there will be 24 hour adult support provided on a shift basis. The day-to-day staff cover within the building will comprise of a manager and deputy manager on site between 9am and 5pm Monday to Friday. There will be 3 further members of staff on duty each day with 2 of these staff members staying for 24 hour long shifts starting at 10am one day and finishing 10.30 am the following day. A third member of staff will be on duty between 5pm and 10 pm once the manager and the deputy manager leave. The staff changeover will take place between 10am and 10.30 am and at that point there will be a maximum of 4 staff members and 2 managers on the site for this 30 minute period.

There will be no external alterations proposed to the property with an existing attached garage and area of hard standing within the curtilage of the property for parking provision. Waste disposal will be provided by a private company.

Internally the ground floor layout will provide a separate living room, dining room, kitchen, study, staff bedroom and shower room. The first floor will provide three bedrooms, separate bathroom and staff bedroom/office and en-suite.

Following the consultation process there have been 7 letters of objection received. The objections relate to highway and parking issues, noise and disturbance, business use in a residential area and impact on the residential character, privacy and amenity, anti-social behaviour, devaluation of properties, lack of consultation and the fact the decision already made.

Given the scale of the proposed use with a maximum of three children and three staff present (including the manager) and the fact there will be no external structural changes to the property

or the existing parking provision, it is considered that the proposed change of use will not have a significant impact on the amenity of the neighbouring properties and will not result a significant impact on highway safety.

The proposed change of use would remain to be a residential use in a residential area and is considered to be in accordance with the requirements of the Local Plan policies CS4, CS5 and DC1.

SITE AND SURROUNDINGS AND PROPOSED WORKS

The application site is a four bedroomed detached property located within a predominately residential area of Linthorpe. The property is located on the southern side of Harrow Road with the frontage of the property facing Harrow Road and the vehicle access being taken from Harrow Road. Immediately to the east of the property is the cul-de-sac access road for two semi-detached properties at 21 and 23 Harrow Road. Across the cul-de-sac access road to the east is a detached property at 19 Harrow Road. Directly opposite the property are semi-detached properties at 18,20, 22 and 24 Harrow Road and along the western boundary is a semi-detached property at 27 Harrow Road.

The property is a modern detached property with a flat roofed single storey attached garage and front entrance hallway to the east side elevation. The majority of the front and rear garden area is hard standing. Several established trees are located within the front garden area and a fence encloses the front and side boundary.

The proposal is for the change of use of the dwelling (C3 use) to a children's home (C2 use). The proposal will not result in any external changes to the property. The internal layout is shown as providing a living room, dining room, kitchen, study, staff bedroom and shower room on the ground floor and three bedrooms, separate bathroom and staff bedroom/office and ensuite on the first floor. The age range of the children will be between 8 and 18 years.

The day-to-day staff cover within the building will comprise of a manager and deputy manager on site between 9am and 5pm Monday to Friday. There will be 3 further members of staff on duty each day with 2 of these staff members staying for 24 hour long shifts starting at 10am one day and finishing 10.30 am the following day. A third member of staff will be on duty between 5pm and 10 pm once the manager and the deputy manager leave.

PLANNING HISTORY

20/0055/TPO- 19 & 25 Harrow Road – Crown lifting of lime and Holm oak trees in the front gardens, approved

PLANNING POLICY

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must determine applications for planning permission in accordance with the Development Plan for the area, unless material considerations indicate otherwise. Section 143 of the Localism Act requires the Local Planning Authority to take local finance considerations into account. Section 70(2) of the Town and Country Planning Act 1990 (as

amended) requires Local Planning Authorities, in dealing with an application for planning permission, to have regard to:

- The provisions of the Development Plan, so far as material to the application
- Any local finance considerations, so far as material to the application, and
- Any other material considerations.

Middlesbrough Local Plan

The following documents comprise the *Middlesbrough Local Plan*, which is the Development Plan for Middlesbrough:

- Housing Local Plan (2014)
- Core Strategy DPD (2008, policies which have not been superseded/deleted only)
- Regeneration DPD (2009, policies which have not been superseded/deleted only)
- Tees Valley Joint Minerals and Waste Core Strategy DPD (2011)
- Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011)
- Middlesbrough Local Plan (1999, Saved Policies only) and
- Marton West Neighbourhood Plan (2016, applicable in Marton West Ward only).

National Planning Policy Framework

National planning guidance, which is a material planning consideration, is largely detailed within the *National Planning Policy Framework* (NPPF). At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The NPPF defines the role of planning in achieving economically, socially and environmentally sustainable development although recognises that they are not criteria against which every application can or should be judged and highlights the need for local circumstances to be taken into account to reflect the character, needs and opportunities of each area.

For decision making, the NPPF advises that local planning authorities should approach decisions on proposed development in a positive and creative way, working pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area and that at every level should seek to approve applications for sustainable development (paragraph 38). The NPPF gives further overarching guidance in relation to:

- The delivery of housing,
- Supporting economic growth,
- Ensuring the vitality of town centres,
- Promoting healthy and safe communities,
- Promoting sustainable transport,
- Supporting the expansion of electronic communications networks,
- Making effective use of land,
- Achieving well designed buildings and places,
- Protecting the essential characteristics of Green Belt land
- Dealing with climate change and flooding, and supporting the transition to a low carbon future,
- Conserving and enhancing the natural and historic environment, and
- Facilitating the sustainable use of minerals.

The planning policies and key areas of guidance that are relevant to the consideration of the application are:

DC1 - General Development

CS5 – Design
CS4 - Sustainable Development
CS18 - Demand Management
CS19 - Road Safety
H1 - Spatial Strategy
H11 - Housing Strategy
UDSPD - Urban Design SPD

The detailed policy context and guidance for each policy is viewable within the relevant Local Plan documents, which can be accessed at the following web address.
<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy>

CONSULTATION AND PUBLICITY RESPONSES

Following the consultation and the site notice there have been 7 letters of objection received from residents and an objection from the Linthorpe Ward Councillor Naweed Hussain. The comments can be summarised as follows:-

The following comments were received from the consultees:-

Councillor Naweed Hussain

In relation to the above application I have been contacted by residents from Harrow Road who wish to object to this application and I myself agree with them.

Linthorpe is a conversation area and this is not the place for a Children's Home and I hope the Planning department agree with us and will reject this application.

We already have some existing children's home in the ward which we have had many complaints about in the past and another one is not needed.

I have nothing against the children's homes but they do not belong in the ward.

MBC Highways

No objections to the proposals.

Development proposals seek a change of use of the property from residential to a 3 person childrens home. In highway terms we must consider the lawful fallback position that could occur without the need for any further planning consents.

The property is large and can be assessed as 4 bedroom currently. Using the Tees Valley Highway Design Guide, this would lead to a requirement of 3 off street parking spaces. Submitted information details that 5 bedrooms will be provided, 3 for the cared for children and 2 for staff. This change does not affect the level of parking required, which remains at 3 spaces.

The property is set in large grounds and has a double garage plus driveways/hardstanding which can accommodate a significant amount of car parking. Parking standards are therefore easily complied with.

In terms of traffic generation and access, the development proposals do not materially change the levels of traffic that would be generated by the property.

Neighbour Objection comments (summarised)

Highways

Increase kerbside parking levels in an area where elderly people need day and night parking care. Kerbside parking occurred at the property during internal renovation works.

Parking already on the pavement/verges forcing pedestrians onto the road.

How 10-11 cars can be parked within the site without congestion and resulting parking on verge and pavements.

Harrow Road in poor state of repair/parking difficult in this location given at the junction of Daleston Avenue/Nevilles Court.

Police speed cameras have been along the road and suggest have community speed wardens on road prior to approval of the application given road used when Green Lane is busy

Increase in traffic from additional 11 cars and the new Lidl.

Character and appearance

Business use in a residential area and precedent especially with Lidl purchasing college site.

Business no matter what Middlesbrough Council label it.

Amenity

Privacy to adjacent properties specifically to the adjoining neighbours kitchen, washroom, lounge, dining area with glass patio windows, side bedroom windows and front/back garden areas.

Children's home is very different character to having neighbours at the property with staff members etc.

Noise and disturbance from traffic

24/7 business to noise levels will increase from current quiet area.

Unsuitable business use in a quiet residential area where elderly require care workers and people are still working from home.

Anti-social behaviour

Previous owner did DIY to drains etc and now have issues with rats.

Large volume of internal changes being undertaken, filling skips over the past few months

Suggest committee site visit to see the internal works and fact that the grounds of the house is all hard standing and children benefit from garden space.

Change of use

Approval to C2 could mean the change to another use within this category without the need for planning permission.

Residual comments

How is it acceptable only material planning considerations can be taken into account and not devaluation of properties or anti-social behaviour, the consultation correspondence is an exercise in compliance.

Feel voices not heard and concerns of neighbourhood don't matter.

Clarification on exactly what category of extra needs the proposed children have is necessary

Consultation was 11 neighbours and 2 weeks to respond which was increased to 1 month after complaints and a small note posted in the road.

Change of use is vague and still unanswered questions from the operators

Done deal as the operator has been knocking on doors before a final decision made by the Council, should be an open day.

Do we get reduced rates for living in a non-residential area

Decadent to be refurbishing the property unless they are increasing the number for more children and no recycling of the existing furnishings.

Financial loss to existing properties

Change of use and ensuring issues causing families in the area stress.

Why should we have to move home because of this application.

How many of the committee members making the decision actually live in the vicinity of a similar business as this would be prudent to a fair outcome.

Objections were received from :-

1. 17, 19, 20, 27, 31 Harrow Road
2. 10 and 14 Daleston Avenue

Public Responses

Number of original neighbour consultations	14
Total numbers of comments received	7
Total number of objections	7
Total number of support	0
Total number of representations	0

PLANNING CONSIDERATION AND ASSESSMENT

1. The applicant is seeking planning consent for the change of use of the dwellinghouse (C3) into a children's home (C2) use. The key material considerations to be considered are the principle of the development, the impact on amenity, impact on the character and appearance of the property and wider area and highway safety.

Principle of the development

2. The National Planning Policy Framework (NPPF) was most recently revised and published by the Government in July 2021, and is a material consideration. The NPPF states that, where a planning application conflicts with an up-to-date development plan, permission should not usually be granted (para 12). In determining planning applications due weight should be given to local planning policies in accordance with their consistency with the revised Framework, with greater weight given to those policies which are closer to those in the Framework (para 219). As a starting point, the proposal should be assessed against policies set out in the Development Plan.
3. The application site is located within a residential area of Linthorpe with Core Strategy Policies CS4 (Sustainable Development), CS5 (Design), DC1 (General Development), H1 (Spatial Strategy) and H11 (Housing Strategy) being relevant.
4. Policies H1 (Spatial Strategy) sets out the need to increase the supply of housing to meet the aspirations of an economically active population and to consolidate and build on the success of popular neighbourhoods. Policy H11 emphasises the need to ensure a quality of life is maintained through protecting the existing high qualities of areas by ensuring that new development should be of a high quality.
5. Core Strategy CS4 (Sustainable Development) and CS5 (Design) set out that new development should be high quality and located so that services and facilities are within walking distance to encourage sustainable transport methods.
6. The application site is located within a residential area of Linthorpe, approximately 550 metres from the Roman Road Local Centre and within walking distance of both Green Lane Primary Academy and the main bus routes located on Green Lane. The site is therefore considered to be in a sustainable location.
7. The proposed use would result in the loss of one C3 dwellinghouse to a C2 use although it would remain to provide residential accommodation. The loss of one housing unit in this location is considered not to have a significant detrimental impact on the Council's overall housing delivery strategy.
8. Overall, the proposal is considered to be within a sustainable location and the loss of a single dwellinghouse is considered not to have a significant impact on the Council's Housing delivery strategy. The proposal therefore accords with the guidance set out within Core Strategy Policies CS4, H1 and H11.

Amenity

9. Core Strategy Policy DC1 (c) - General development requires all new development to consider the potential impact on the amenity of the occupants of the neighbouring properties.
10. Objection comments have been raised regarding the potential impact in terms of overlooking and loss of privacy to the main living accommodation and the rear and

front garden areas of the neighbouring properties. Particularly given the nature of the proposed use as a business use with staff attending the premises differs from that of a residential dwelling.

11. The proposed change of use will provide no external alterations to the property that would impact on the privacy and amenity of the surrounding neighbouring properties although would result in the garden being used as a garden. In assessing the proposal consideration has been given to the fact the previous occupants had the same ability to look out of the existing windows as the proposed residents. With no additional windows or door openings proposed to the building there is considered to be no significant difference in terms of the loss of privacy from the intended use.
12. In terms of the change in the character of the building and the resulting impact on privacy, the proposal will provide residential accommodation for a maximum of three children. Alongside the three children the associated level of staffing required on a daily basis is considered to be comparable to the number of occupants that could be associated with a four bedroomed property.
13. Objection comments have been received regarding the noise levels associated with a 24/7 business use at the property and the associated number of cars.
14. The application is for a children's home for a maximum of three children between the ages of 8 to 18 years and so the children are unlikely to have cars. The applicant has confirmed there will be staff in attendance 24 hours a day with the shift change taking place between 10am and 10.30 am which is away from evening times and peak hour traffic movements and should therefore limit the impacts of such movements on the surrounding area. It is understood that the maximum number of staff at the premises will be during the staffing change over period and this would equate to 6 members of staff (including managers). This time frame will be the busiest for traffic although all parking can be accommodated within the site. In terms of staff changeover and would take place during the daytime and not during the evening. Given the fact the changeover time is mid-morning and will not be later in the evening the impact in terms of potential noise is not considered to be significant.
15. There is the potential for an element of noise to be generated from people within the property and utilising the external garden. With there being a maximum of three children and four staff members present each day the potential noise levels would be similar to those of a family occupying a four bedroomed property. To ensure the level of use of the building a condition will be placed on the application that limits the use to a three person children's home and no other use within the C2 planning use class.
16. Comments have been received that the garden areas of the property are all hard standing and that this will not provide suitable outdoor space for children to play etc. The property does have a significant area of hard standing within the garden area but this would not preclude children being able to access this outdoor space. In addition, the hardstanding area could at any point be changed to grassed and landscaped areas without requiring planning permission.
17. Objection comments have been received regarding the potential children's home use generating anti-social behaviour. Children may create anti-social behaviour, just as they may not and this is no different to the children who live in any other property. Anti-social behaviour is not a material planning consideration as it is the actions of an individual. What is important to consider however is whether the scale of the proposed

children's home would make it out of keeping with the character of the local area. In this instance, 3 children residing at the property is considered to not be particularly uncommon and the scale of the occupation of the property is therefore considered would not give rise to undue impacts on the surrounding area.

18. The proposed change of use will be for a maximum of three children with a maximum of 5 members of staff being present during the daytime period. Given the fact the potential noise levels would be similar to a family residing at the property and there will be no external alterations to the building, the change of use is considered not to have a significant impact on the privacy and amenity of the neighbouring properties. The proposed change of use is considered to accord with the guidance set out in Core Strategy Policy DC1 (c).

Character and Appearance

19. Policies CS5 and DC1 along with the Middlesbrough Urban Design Guide state that all new development should be of a high quality in terms of layout and contribute to the character of the area.
20. The change of use will provide no external alterations to the property and as such is considered to have no significant impact on the overall character and appearance of the original building or the street scene.
21. An objection comment has noted that a large volume of internal works has been undertaken in the last few months resulting in several skips outside the property. Any internal alterations to the property do not requiring planning permission and cannot be considered as part of this change of use application.
22. Several objection comments relate to the fact the proposal is a business operating at a profit and approval of this change of use in a residential area will set a trend for other business uses and will result in an impact on the residential character of the area. The change of use may be classed as a business but the change of use is to provide residential accommodation for children. Given the precise nature of the proposal is a consideration in reaching the decision is it considered appropriate to make it a conditional requirement that the permission relates to the provision of a children's home.
23. The proposed change of use will provide no external alterations to the property and will provide residential accommodation for children. The proposed change of use is considered not to have a material impact on the character and appearance of the street scene and accords with Core Strategy Policies CS5 and DC1.

Highway safety

24. The proposed change of use will utilise the existing vehicle access and parking provision at the property. The application site has an attached garage to the side of the main dwelling with the entire front garden area being hard standing with an additional area of hard standing to the side of the attached garage.
25. Objection comments relate to the change of use increasing kerbside parking and forcing pedestrians onto the pavement area and that access is required to existing driveway areas 24 hours a day for some elderly residents.

26. In highways terms consideration must be given to the current fall-back position that could occur without the need for further planning permission. The current property is a four bedroomed property which would require three car parking spaces. The proposal provides five bedrooms, three for the cared children and two for staff although other staff would be present on site at different times of the day.
27. It is noted that Harrow Road is a relatively narrow secondary road which is tree lined (in part). The additional presence of vehicles parking in the highway would be undesirable as a result as it would adversely affect the free flow of traffic.
28. The property has a garage which has some ability to be used as a parking space, and notwithstanding this, there is extensive hardstanding to the front and side of the property. It is considered that there is already sufficient in curtilage parking to serve the proposed use without affecting the free flow of traffic on Harrow Road and reducing the potential for vehicle manoeuvring to adversely affect surrounding residents.
29. Objection comments have been received that the proposed use would increase traffic by an additional 11 cars and raised concerns in relation to the new Lidl in the area. Whilst noted, the levels of staff which will be in attendance at the property even during the changeover period would not equate to 11 cars and car parking spaces being required. Furthermore, there is no current planning application which has been submitted for a Lidl on Green Lane and should an application be submitted it would be considered separately in terms of any highway considerations.
30. Objection comments have been received in terms of the state of repair of Harrow Road and that parking is difficult in this location at the junction of Daleston Avenue and Nevilles Court. The current state of the highway is not a material planning consideration and the given the levels of parking provision provided within the curtilage of the property, the proposed change of use is not considered to provide any additional off street parking.
31. Comments have been received that prior to approval of the application community speed wardens should be put in place given the road is utilised when Green Lane is busy. These comments are noted, however the monitoring of the speed limits on Harrow Road is not a material consideration as part of this change of use application.

Nutrient Neutrality

32. Nutrient neutrality relates to the impact of new development on the Teesmouth and Cleveland Coast Special Protection Area (and Ramsar Site) (SPA) which Natural England now consider to be in an unfavourable condition due to nutrient enrichment, in particular with nitrates, which are polluting the SPA. It is understood that this has arisen from developments and operations which discharge or result in nitrogen into the catchment of the River Tees.
33. Whilst it is understood that this will include farming activities and discharge from sewage treatment works, it also relates to waste water from development. New development therefore has the ability to exacerbate / add to this impact. Natural England has advised that only development featuring overnight stays (houses, student accommodation, hotels etc) should be deemed to be in scope for considering this impact although this is generic advice and Natural England have since advised that other development where there is notable new daytime use such as a new motorway

service area or similar could also be deemed to have an impact which may require mitigating.

34. As with all planning applications, each has to be considered on its own merits. Furthermore, it is recognised as being particularly difficult if not impossible to accurately define a precise impact from development in relation to nutrient neutrality given the scale of other influences. Notwithstanding this, the LPA need to determine applications whilst taking into account all relevant material planning considerations.
35. The Local Planning Authority must consider the nutrient impacts of any development within the SPA catchment area which is considered to be 'in-scope development' and whether any impacts may have an adverse effect on its integrity that requires mitigation. If mitigation is required it will be necessary to secure it as part of the application decision unless there is a clear justification on material planning grounds to do otherwise.
36. In-scope development includes new homes, student accommodation, care homes, tourism attractions and tourist accommodation, as well as permitted development (which gives rise to new overnight accommodation). This is not an exhaustive list. It also includes agriculture and industrial development that has the potential to release additional nitrogen and / or phosphorous into the system. Other types of business or commercial development, not involving overnight accommodation, will generally not be in-scope unless they have other (non-sewerage) water quality implications.
37. The change of use of the existing four bedroomed detached property to a residential home in a different use class would not result in higher levels of overnight accommodation than could currently be the case. As such, the proposed development is considered to be outside the scope for potential impacts on the SPA in relation to additional nutrient neutrality in the River Tees.

Residual issues

38. Comment has been made that only 11 neighbours were consulted and only 2 weeks to respond with a small notice posted on the road and no Ward Councillors having been notified. Comments raise concerns that voices and concerns of neighbours are not considered and that the decision is a done deal. These are not material planning considerations but matters of process. Whilst not needing to be dealt with as considerations relative to the planning decision, for completeness, the national requirement of 21 day statutory neighbour consultation period has been provided to the residents with additional consultation having taken place with a site notice. All material comments are considered within the officer report and assessed as part of the application process. Ward Councillors were consulted on the application.
39. Objection comments have been received that the proposal will devalue properties, the extent of furnishings is considered decadent for the intended use and should this application be approved will there be a reduction in the rates. These comments are noted, however are not material planning considerations that can be assessed as part of the application.
40. Objection comments have been made that should this application be approved the building could change to another use within the C2 planning use category without the

requirement for a further planning application. A condition has been placed on this recommendation that the use of the building will be solely for a children's home for three children and no other use within the C2 category based on this being the nature and scale of premises being applied for and considered.

41. Objection comments have been made that the previous owner completed DIY projects which impacted on the drains with the result being rats in the area. This would be a civil issue with the owners of the site and is not a material planning consideration with regards to this change of use application.
42. Comments have been received that the category of extra needs the children require should be clarified. From the planning perspective, the change of use relates solely to the use of the building as a children's home only and does not require further clarification of the specific individual's circumstances.
43. Objection comments have been received in terms of the requirement for a further children's home in Linthorpe. The required need for the facility is not a material planning consideration which can be assessed as part of the application.

Conclusion

44. The proposal has been considered against national and local policy. It is considered that the proposed residential care home use is acceptable in this residential area of Linthorpe and the loss of a single dwelling house will not have a significant impact on the Council's Housing Delivery Strategy. It is considered that the level of the intended use as a three-person occupancy children home and the fact there will be no external alterations to the property means the proposed change of use will have no significant impact on the character and appearance of the area or the privacy and amenity of the neighbouring properties and accords with the guidance in Policies DC1 (c) and CS5 (c). The levels of incutillage parking provision within the site itself will mean no additional on-street parking or potential highway safety issues.
45. The proposed change of use is considered to be acceptable for the site and is in keeping with the relevant policies. It is the Development Control view that the proposal will not have a detrimental impact on the amenity of the occupiers of the surrounding properties, visual amenity of the street scene or generate any highway safety issues.

RECOMMENDATIONS AND CONDITIONS

Approve with conditions

1. Time Limit

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Approved Plans

The development hereby approved shall be carried out in complete accordance with

the plans and specifications detailed below and shall relate to no other plans:

- a. Site location plan drawing dated 20th April 2022
- b. Proposed Ground Floor plan drawing dated 20th April 2022
- c. Proposed first floor plan drawing dated 20th April 2022

Reason: For the avoidance of doubt and to ensure that the development is carried out as approved.

3. Use as a Childrens home only

The premises shall be used as a children's home and for no other purpose including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any order revoking or re-enacting that order with or without modification), without planning permission being obtained from the Local Planning Authority.

Reason: To adequately control the use of the site having regard to the nature of the site and the particular circumstances of the application to protect the amenity of the area and in the interests of resident's amenity having regard for policies CS4, CS5, DC1 and section 12 of the NPPF.

4. Control of no. of occupiers

The use hereby approved shall be limited to provide children's accommodation for upto 3 children and no more at any one time.

Reason: In order to ensure the facility is limited to provide children's care accommodation for a use which is relative to the considerations taken and ensure the facility is of a scale which is appropriate for its location.

Reason for approval

This application is satisfactory in that the change of use of the building to a three person children's homes accords with the principles of the National Planning Policy Framework (NPPF) and the local policy requirements (Policies DC1, CS4, CS5, H1 and H11). Where appropriate, the Council has worked with the applicant in a positive and proactive way in line with paragraph 38 of the NPPF (2018).

In particular, the change of use of the building to a three person children's home will not prejudice the character and function of the area and does not significantly affect any landscaping or prevent adequate and safe access to the site. The residential use will be consistent with the existing residential uses of this location and it will not be detrimental to any adjoining or surrounding properties. The traffic generated, car parking and noise associated with the proposed change of use will not be of a level likely to result in an unacceptable impact on nearby premises.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations, which would indicate that the development should be refused.

INFORMATIVES

None



COMMITTEE REPORT

Item No: 3

Case Officer: Debbie Moody

Committee Date: 22nd July 2022

25, Harrow Road, Middlesbrough, TS5 5NT

