

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Planning Committee: 5 September 2012

DC12/150 Change of use of residential flats to form supported living accommodation, including associated office, meeting and storage space at 28 Ashton View, Dumbarton by West Dunbartonshire Council.

1. REASON FOR REPORT

- 1.1** This application has been submitted by the Council and relates to land over which the Council has an ownership interest. Under the terms of the approved scheme of delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** **Grant** full planning permission subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application relates to a vacant residential building which contains eight flats. The property is a four storey tenement type building which sits amid a row of ten four-storey blocks of flats which are only partially occupied. The site is bounded by existing housing to the north and an area of grass to the south. The topography of the surrounding area ensures that the property looks over the roofs of housing to the south, with open views towards the River Clyde.
- 3.2** Full planning permission is sought for the change of use of the building to provide supported living accommodation including the provision of office, meeting and storage space. Externally there would be no alterations to the building or its grounds. Internally, the third floor would be used to provide storage space whilst the first and second floors would accommodate 8 single people in four flats. On the ground floor there would be staff facilities, emergency accommodation, an office, meeting room and reception/interview room.
- 3.3** The supported living accommodation would be operated by the Council's Housing Service and would have a minimum of two members of staff on duty at all times. There would always be a manager or assistant manager present during office hours and out of hours there would be a manager on call for nightshift workers. In total it is anticipated that 10 full time members of staff will be required to operate the facility 24 hours per day. The supported accommodation will be offered to vulnerable single homeless people aged 21

– 60 years of age, with residents expected to stay for up to 3-4 months. The emergency accommodation on the ground floor will be for out of hours admission and will only generally be for one night stays.

- 3.4** The ground floor will be used by the on site staff, with the meeting rooms being used for a variety of purposes including staff training, house meetings, interagency meetings and training exercises for residents. Interview rooms will be used for confidential meetings with potential residents whilst it would also allow residents to meet with their families and representatives in private.
- 3.5** The Council's Housing, Environment and Economic Development Committee in March 2012 approved the establishment of a pilot supported accommodation project at Ashton View, Dumbarton. The aim of the project is to offer accommodation and support to those at risk and offer stability and security to vulnerable adults. It is designed to instill citizenship and neighbourliness to those adults which may not otherwise have stability and home values in their lives. It will also bring appropriate services into the project to help residents.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Environmental Health and Roads Services have no objections to this application.

5. REPRESENTATIONS

- 5.1** None.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The site is identified as being located within an existing residential area and Policy H5 states that there is a presumption against development which adversely affects the use, character or amenity of residential areas. The provision of supported living accommodation is a residential use which is appropriate for an existing residential area, and will not result in a significant loss of amenity in the surrounding residential area. The proposal is therefore considered to be in compliance with Policy H5.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Location of Development

- 7.1** The property is located within an existing residential area comprising a mixture of house types. However, in this particular street there are more flats than houses. The development does not propose any external alterations to the property and therefore no design issues are raised by this application.
- 7.2** The facility will operate with the aim of providing accommodation for vulnerable single people who are between 21 and 60 years of age. This particular site was chosen as it offered the type of property which could be

converted to provide supported living accommodation and previously, issues had arisen when homeless applicants had been placed in temporary furnished flats and they were unable to cope. It became apparent that they would require more supervision and support and hence this proposal has been designed to provide scope for staff to be present on site at all times and offer support and training where necessary. Since the facility will primarily be used to provide residential accommodation, it is appropriate for it to be located in a residential area. With the provision of a minimum of two staff on site at all times, any issues that arise can be addressed without undue disturbance to the surrounding residential area. It is intended that the supported accommodation will provide vulnerable adults with the necessary support and life skills to live unsupported in the community in the future.

Technical Issues

- 7.3** No contamination or other technical problems have been identified and both the Environmental Health and Roads Services are satisfied with the proposal.

8. CONCLUSION

- 8.1** The proposed redevelopment of the site for the purposes of providing supported living accommodation is in compliance with the adopted local plan and will bring a vacant residential building back into use. The development would bring back into use a vacant property and meet an identified need for such facilities. There have been no technical issues identified with this proposal.

9. CONDITIONS

- 01.** The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
- 02.** The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
- a)** A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
 - b)** A Notice of Completion of Development as soon as practicable once the development has been completed.

Elaine Melrose
Executive Director of Housing, Environmental
and Economic Development
Date: 21 August 2012

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
Housing, Environmental and Economic Development,
Council Offices, Clydebank. G811TG.
01389 738656
email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None.

Background Papers:

1. Application forms and plans;
2. Consultation response; and
3. West Dunbartonshire Local Plan 2010.

Wards affected: Ward 3 (Dumbarton)