

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 9 January 2013

DC12/244: Change of use from 6 residential flats to form supported living accommodation, including associated office, meeting and storage space at 51 Jean Armour Drive, Clydebank 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.

3. DEVELOPMENT DETAILS

- 3.1** The application relates to part of a building which is vacant. The property is a three storey early post-war tenement located at the end of a row of similar blocks. The site fronts a small parking and grassed area, and is otherwise surrounded by flats and houses on all sides. The six flats are currently vacant, but otherwise the surrounding area is well occupied.
- 3.2** Full planning permission is sought to provide supported living accommodation, including the provision of a meeting/communal room, activity room, counselling room, office and storage space. Externally there would be no alterations to the building or its grounds. Internally, the four flats on the upper floors would each be modified to contain three single bedrooms and shared kitchen and lounges. The two ground floor flats would be converted into a single unit containing a reception, staff and office facilities, meeting and counselling rooms, emergency accommodation and staff overnight accommodation.
- 3.3** The supported living accommodation would be managed and operated by the Homeless Section of the Council's Housing Service, in partnership with Alternatives who will provide specialist support. Staffing arrangements have still to be finalised however it is indicated that the project will have staff on duty at all times. The supported accommodation will be offered primarily to recovering drug addicts, who will have made a clear commitment to recovery and demonstrated that they are ready to pursue a more settled lifestyle. It is

envisaged that the length of stay for participants of the project would be a 12 week period to allow them to get the support they need in that period.

- 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. The emergency accommodation on the ground floor will be for out of hours admission and will only generally be for one night stays.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads, Estates and Social Work Services all have no objections to the proposal.

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 facility will operate with the aim of providing specialist supported accommodation to give residents the support they need to integrate back into the community. The proposal has been designed to provide scope for staff to be present on site at all times and offer support and advice where necessary. It is intended that the supported accommodation will provide these vulnerable adults with the necessary support and life skills to live unsupported in the community in the future. 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 permanent staff on site at all times, any issues that arise can be addressed without undue disturbance to the surrounding residential area. The development does not involve any external alterations to the property and therefore no design issues are raised by this application.

Public Consultation

- 7.2** Prior to the submission of the application the Council had arranged two public meetings with local tenants and residents to discuss the proposal. It was also

agreed that members of the local community would have the opportunity to join a liaison group to oversee development of the project. The applicant is keen to work with the community and kept all neighbours involved in this proposal. The Alternatives Agency also undertook leafleting of over 400 addresses in the area, and subsequently received 9 telephone calls from concerned members of the public, but it is understood that all of the callers expressed support once the proposals were explained to them. Neighbour notification letters have been sent to 35 nearby homes and no representations have been received in relation to the planning application.

8. CONCLUSION

- 8.1** The provision of supported living accommodation is in compliance with the adopted local plan and will bring a vacant residential building back into use and meets an identified need for such facilities.

9. CONDITIONS

None.

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and Economic Development
Date: 17 December 2012

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Appendix: None.

Background Papers:

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

Wards affected: Ward 5 (Clydebank Central)