

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2006/0239 **Ward:** Noel Park

Date received: 07/02/2006 **Last amended date:**

Drawing number of plans

Address: 51 Whymark Avenue N 22 6DJ

Proposal: Continuation of use of premises as a hostel for the homeless.

Existing Use: Hostel **Proposed Use:** Hostel

Applicant: Mr P. Aristodemou

Ownership: Private

PLANNING DESIGNATIONS

Retrieved from GIS on 09/02/2006
Area of Community Regeneration
ROAD - BOROUGH

Officer Contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement

SITE AND SURROUNDINGS

Two storey end of terrace house on the southeast side of Whymark Avenue. Westbury Avenue abuts the property to the rear.

PLANNING HISTORY

13/05/02 – Conditional consent – 2002/0075 – The erection of a single storey rear extension and change of use to a hostel.

2005 – Temporary consent for continuation of use as a hostel – 1 year

DETAILS OF PROPOSAL

The proposal is for the continuation of use of property as a hostel for the homeless.

CONSULTATION

Ward Councillors
45, 47, 49, 62 Whymark Avenue, N22
57, 59, 61, 63, 65 Cobham Road, N22
LBH – Environmental Health

RESPONSES

No objections

RELEVANT PLANNING POLICY

HSG 4.1 'Hostels for the Homeless'

Applications to renew permissions for hostel use will normally be supported subject to conditions except that the temporary period of operation will be reduced to one year.

HSG 4.2: 'Local Needs Provision for Hostels for the Homeless'

In the case of applications for planning permission for private sector hostels for the homeless, the Council will seek to enter into an agreement with the developer under Section 106 of the 1990 Act to ensure that 100% of the accommodation will be allocated solely to households referred by the Council.

DES 1.9 'Privacy And Amenity Of Neighbours'

This policy seeks to protect the reasonable amenity of neighbours

ANALYSIS/ASSESSMENT OF THE APPLICATION

Temporary Planning permission for three years was granted on 13th May 2002 for the use of the property as a hostel for the homeless (HGY/2002/0075). An application was granted temporary permission for 1 year in 2005. The current application is seeking permission to renew this use.

Policy HSG 4.1 'Hostels for the Homeless' outlines: - that applications to renew permissions for hostel use will normally be supported. However, a condition should be added that will limit the approval for 1 year upon the expiration of which, a new application will be required. According to the 2005

Housing Needs Assessment Update produced by Council in March 2005, there is a clear need for homeless housing provision within the Borough, at this point in time there are over 700 households in need. Council has not experienced any problems with the existing hostel use at this site and it is considered that the proposal meets the requirements of this policy.

The proposal has now been operating for over 4 years and the adjoining occupiers have been consulted during this application. The fact that Council has not received one objection from an adjoining resident lends support to the interpretation that the hostel does not have a significant negative impact on the amenity of the area and therefore complies with policy DES 1.9 'Privacy And Amenity of Neighbours'.

The Environmental Health Department commented that they have no objections. There have also been no objections or comments received from any of the other parties consulted.

In general, it is considered that the proposal described above would not give rise to any unacceptable detrimental effect on the amenity of neighbouring properties or on the character of the local area, accordingly it would be appropriate to grant a one year temporary consent to further monitor the use. A Section 106 legal agreement was entered into as part of the original approval (HGY/2002/0075) and the recommendation will also be to re-instate the original Section 106 legal agreement.

The agreement will secure all accommodation for Haringey Housing Service nominees.

SUMMARY AND CONCLUSION

The application for the continuation of use of the property as a hostel for the homeless is supported on the basis that, no objections have been received from local residents or any of the other parties consulted. The proposal complies with Policies HSG 4.1 'Hostels for the Homeless'; HSG 4.2: 'Local Needs Provision for Hostels for the Homeless' and DES 1.9 'Privacy And Amenity of Neighbours'. Accordingly, it would be appropriate to grant a one year temporary consent to further monitor the use and to re-instate the original Section 106 Legal Agreement.

RECOMMENDATION 1

The Sub-Committee is recommended to **RESOLVE** as follows:

- (1) That Planning permission be granted in accordance with planning application no. HGY/2005/0936, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the

Town & Country Planning Act 1990 (as amended) to secure all accommodation on site for Haringey Housing Service nominees.

RECOMMENDATION 2

GRANT PLANNING PERMISSION

Registered No. HGY/2006/0239

Subject to the following conditions

1. That this permission shall be for a limited period expiring on 30th August 2006 when the use hereby approved shall be discontinued and determined and the land reinstated to the satisfaction of the Local Planning Authority.

Reason: In order to enable the Local Planning Authority to review and assess the use following experience after a period of operation.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. The permission hereby granted shall not enure for the benefit of the land but shall be personal to Panicos Aristodemou only, and upon that person ceasing to use the land the use shall be discontinued.

Reason: Permission has only been granted with respect to the special personal circumstances of the applicant and would not otherwise be granted.

4. No more than 11 persons, including any resident staff, if any, but including babies under 12 months, shall occupy the premises at any one time.

Reason: In order to limit the total number of occupants in the interests of the amenity of current and future occupants in the premises and locality.

5. No noise shall, in the opinion of the Assistant Director Enforcement cause a nuisance to any occupier of property in the vicinity of the premises to which this application relates.

Reason: In order to ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their property.

6. That details of a scheme for the storage and collection and recycling of refuse from the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the hostel.

Reason: In order to protect the amenities of the locality.

7. That a named person shall be made known to adjoining residents for them to be able to contact in the event of problems arising at all times.

Reason: In order to ensure that adjoining occupiers have a point of contact to deal with any problems arising from the use of the premises as a hostel for the homeless.

REASONS FOR APPROVAL

The application for the continuation of use of the property as a hostel for the homeless is supported on the basis that, no objections have been received from local residents or any of the other parties consulted. The proposal complies with Policies HSG 4.1 'Hostels for the Homeless'; HSG 4.2: 'Local Needs Provision for Hostels for the Homeless' and DES 1.9 'Privacy And Amenity Of Neighbours'. Accordingly, it would be appropriate to grant a one year temporary consent to further monitor the use and to re-instate the original Section 106 Legal Agreement.