



Appeal Decision

Site visit made on 15 January 2018

by Chris Forrett BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5th April 2018

Appeal Ref: APP/K0235/W/17/3181180

19 Grafton Road, Bedford, Bedfordshire MK40 1DH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Dean Pinnock of Bedfordshire Supported Housing against the decision of Bedford Borough Council.
 - The application Ref 17/00601/FUL, dated 28 February 2017, was refused by notice dated 28 June 2017.
 - The development proposed is to convert an existing Victorian style semi-detached 4no. Bedroom dwelling into a residential care home consisting of 6no. Ensuite bedrooms with ancillaries. Change of use from C3 Dwelling house to C2 Residential Institution.
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Decision

1. The appeal is allowed and planning permission is granted for the change of use from C3 Dwelling house to C2 Residential Institution including single storey rear extension, cycle parking and bin area at 19 Grafton Road, Bedford, Bedfordshire MK40 1DH in accordance with the terms of the application, 17/00601/FUL, dated 28 February 2017, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: GRB0-1 Rev A, GRB-05 Rev A, GRB-06 and GRB-07.
 - 3) Notwithstanding the submitted details prior to the first occupation of the building for a Class C2 use a revised scheme for cycle parking shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full prior to the first use of the building for a Class C2 use and the cycle parking provision shall be maintained as such for the life of the development.

Procedural Matter

2. The Council have described the proposed development as the '*Change of use from C3 Dwelling house to C2 Residential Institution including single storey rear extension, cycle parking and bin area*'. The Council's revised description more accurately reflects the nature of the development and I have therefore determined the appeal on this basis.

Main Issue

3. The main issue is the effect of the development on the living conditions of the occupiers of adjoining residential properties with particular regard to noise and disturbance.

Reasons

4. The appeal site is a sizeable property located on the east side of Grafton Road which is in a predominantly residential area of Bedford. The property itself is a two storey semi-detached dwelling with a basement and a small garden area to the rear. The property has three bedrooms at first floor level with a further bedroom on the ground floor.
5. The proposal would result in a total of six bedrooms all of which would have their own en-suite facilities. There would also be a communal area and a kitchen on the ground floor and a staff area in the basement.
6. Whilst the premises would invariably be used more intensively than a domestic dwelling, from the evidence before me, the increased level of occupation would not be so significant as to cause a significant harm to the occupiers of the adjoining residential properties. In coming to that view, there would be likely to be a small increase in noise and in activity associated with the comings and goings associated with the use, including traffic. However, this would not be too dissimilar to that of a domestic dwelling of this size.
7. Turning to the rear garden area, the proposal includes a small utility room extension and cycle parking facilities. Whilst the property has a limited rear garden area it would still function as a suitable space for the future occupants of the building. To my mind, the level of outdoor activity is unlikely to be significantly different to what one could expect for a domestic dwelling.
8. I have also had regard to the representations made, including those from Mohammed Yasin MP. However, none of the representations raise issues which would provide a compelling reason for the withholding of planning permission.
9. For the above reasons, the development would not harm the living conditions of the occupiers of the adjacent, or nearby, properties and would be in accordance with Policy CP21 of the Bedford Borough Council Core Strategy & Rural Issues Plan (2008) and Policy BE30 of the Bedford Borough Local Plan (2002) which amongst other matters seek to address sustainable design principles and ensure that proposals do not give rise to disturbance to neighbours and the surrounding community.

Conditions

10. The Council has suggested a number of conditions that it considers would be appropriate. I have considered these in light of the Planning Practice Guidance (PPG). For clarity and to ensure compliance with the PPG, I have amended some of the Council's suggested wording.
11. Other than the standard time limit condition, it is necessary to ensure that the development is carried out in accordance with the approved plans for the reason of certainty. In order to promote sustainable transport provision, I consider that a condition relating to cycle parking provision is also necessary. I also agree that the form of the cycle parking shown on the submitted plans

requires amendment as some covered cycle parking should be provided. However, the revised details do not need to be agreed prior to the development commencing.

Conclusion

12. Taking all matters into consideration, I conclude that the appeal should be allowed.

Chris Forrett

INSPECTOR