PLANNING, DESIGN AND ACCESS STATEMENT

C3 Dwelling House to C2 Children's Home

At

Wardle House,
Birchall Lane,
Leek
ST13 5RY

By Anita Punchard

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DOCUMENT CONTROL SHEET.

PROJECT NAME	C3 Dwelling House to C2 Children's Home
CLIENT	Paul Tweedie
COMPANY	Ultimate Investments Properties Ltd
PROJECT	C3 Dwelling House to C2 Children's Home
REF	1023/002

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1.0 **INTRODUCTION.**

This Planning Design and Access Statement provides supporting information on the planning application at Wardle House, Leek. The application is being made on behalf of Ultimate Investments Properties Ltd.

1.1 The planning application is for the change of use of the residential dwelling (use C3 Dwelling House) to a care home for children (Class C2)

1.2 Also submitted to accompany the application are the following:

- Site Plan
- Location Plan
- Block Plan
- Existing Drawings

2.0 BACKGROUND

2.1 Due to the fact that staff for the 3 children would operate on a shift pattern this would mean that the use would fall outside of the Class C3 Town and Country Planning (Use Classes) Order 1987 (as Amended) classification and will fall under C2 of the order i.e. residential institution.

2.2 Ultimate Investments Properties Ltd is a relatively new company that are just setting up their business. This accommodation is one of several properties that is being purchased to become a Residential Children's Home.

2.3 The company was founded to improve the quality of Children's Homes and opportunities children living within Residential Care receive.

2.4 The location of this property has been chosen due to its size and location. Ultimate Investments Property have identified and offered positions to staff for this accommodation. The location of this property was chosen as it fits with the location of the Manager of the home. The Manager has a wealth of experience within the sector.

2.5 Ultimate Investments Property has good funding to provide a good quality home to children living within the care system.

3.0 SITE & SURROUNDING AREA

3.1 The property is located on a Cul De Sac with similar properties, all detached.

3.2 The property is enclosed by fencing to the front and rear and has off road parking along with a double garage.

3.3 The property is located close to good mainstream and specialist schools for the children.

3.4 The location of the property has been chosen to ensure the effective safeguarding of the young people but also to help provide maximum support and encourage progression while providing a ‘normal’ family environment.

3.5 The property is set in a cul-de-sac location to help ensure the young people have a sense of normality and recreate a family setting to further enable their development and progress their emotional wellbeing.

4.0 THE PROPOSAL

4.1 The planning application seeks to change the use of the residential dwelling (C3) to a (C2) small children’s home. There are no internal or external alterations being made to the property.

4.2 The property is a large 6 bedroom, 4 bathroom detached dwelling and would offer accommodation and care to a maximum of 3 children.

4.3 Access and parking at the property will continue to remain the same.

4.4 The property would provide each child with their own bedroom and bathroom, ample social space and a room for specialist therapy sessions, should they be required.

4.5 11 members of staff would be employed at the property, to provide 24 hour child supervision working on a rota basis working 12 hour shifts.

4.6 The House will provide a safe haven with structure and care to some of society’s most vulnerable children who fall under the category of ‘looked after’ by Social Services. All young people residing in the home’s will have access to weekly therapy sessions and experienced staff members providing support on a 24/7 basis to meet the physical and emotional needs of the children,

4.7 The aim is to improve the quality of life of the young people that are cared for and support them on a path to a better future.

5.0 PLANNING POLICY FRAMEWORK

5.1 In preparing this Planning Statement, reference has been made to the following policies:

- The National Planning Policy Framework (NPPF)

6.0 NATIONAL PLANNING POLICY FRAMEWORK

6.1 Paragraph 11. advises that at the heart of the NPPF is the presumption in favour of sustainable development. For decision-taking this means approving development proposal that accord with an up-to-date development plan without delay; and where there is no relevant development plan or the policies are out of-date planning permission should be granted unless any adverse impacts in doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the framework are taken as a whole.

6.2 Paragraph 47 requires that planning application be determined in accordance with the development plan unless material consideration indicates otherwise within statutory timescale unless a longer period has been agreed.

6.3 In terms of economic, social and environmental dimensions of sustainability, this proposal offers a number of significant benefits for the area:

- The provision of specialist care to be provided within a family environment for children is a social benefit which will help them to grow into well adjusted adults.
- The proposed change of use will secure the reuse of this large family home whilst ensuring the children are cared for in a safe environment.
- The proposed use is an employment opportunity which will help to support the future growth of the area and to contribute positively to the local economy.
- Operation of a shift pattern will minimise unnecessary traffic movements to and from the property by reducing the need to travel and be more sustainable whilst reducing the carbon footprint of the business.
- The proximity to local services and facilities will ensure that the occupiers enhance and contribute to maintain the vitality of the local community and economy by supporting local facilities.
- The proposed use will provide much needed care facility for children who require specialist care.
- This proposal accords with the NPPF when considered as a whole, and does not have any significant adverse impact which would demonstrably outweigh the benefits of granting planning permission.

7.0 SIMILAR APPLICATIONS

1.

Application Number: SMD/2021/0290
Application Description change of use of from a dwelling house (Class C3) to a residential care home (Class C2) for up to six residents (No external alterations proposed). **Site Address** Nab Hill House, Nab Hill Avenue, Leek, Staffordshire, ST13 8EF

8.0 Conclusion

8.1 The proposed change of use to a C2 care home for children, will not alter the appearance of the dwelling.

8.2 The proposal is offering employment to local people and providing children with a quiet, discreet location to become a valued member in society.

8.3 This is providing children with an opportunity to live in a ‘normal’ house settling on a street with similar properties. It provides them with opportunities to integrate within a community.