



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Supporting Statement for:

**Change of Use of existing residential (C3) to
residential training centre (C2 – family
residential centre)**

At:

Fesq, Chelveston Road, Raunds, NN9 6DA

**Prepared by Planning By Design on behalf of
Dr Dumisani Ncomanzi**

Introduction

On behalf of our client Dr Dumisani Ncomanzi (the “Applicant”), we enclose a planning application for the change of use of existing residential (C3) to residential training centre (C2 – family residential centre) at Fesq, Chelveston Road, Raunds, NN9 6DA.

The application documentation, which has been submitted to North Northamptonshire Council (East Northants Office) as the Local Planning Authority via the Planning Portal (ref. PP-12487659) comprises the following:

- Completed Application Form and Certificate Notice;
- Supporting Statement (prepared by Planning by Design); and
- Planning Drawings (prepared by Planning by Design).

The statutory application fee of £462 has been paid via the Planning Portal.

Site and Surroundings

The site accommodates a single storey detached dwelling fronting southwest. The site has a large front garden curtilage and a long rear garden curtilage; and the site is adjoined to the additional residential development to the rear that was previously open country land. This land was permitted planning for 460 homes (ref. 18/00656/VAR).

The site is surrounded by residential development of mixed character and style. All properties along this section of Chelveston Road are relatively set back from the main road and have enclosed front garden curtilages. The application property maintains a vehicular access onto Chelveston Road along the western front boundary.

There is a tree located towards the front boundary of the site protected under a Tree Preservation Order.

Planning History

There have been four planning applications at the site between 1989-2007. An application of significance is planning ref. 96/00457/RWL for a change of use to a residential care home. This provides precedent that a C2 use has been accepted at the site. There are no applications shown confirming the use changed to a C3 dwelling, although this planning application will formalise the new C2 use as a residential training centre instead of a care home.

Proposal

Planning permission is sought for a family residential centre that falls within Use Class C2.

The proposed development will have an OFSTED registered and accredited carer/manager at the site who will oversee the day to day running of the family centre. Registered practitioners and/or carers will occupy the property 24 hours a day, seven days a week however would not be permanent residents, working on a regular 24-hour shift pattern. Shifts patterns will vary depending on the number of occupants at any one time – there will be a manager, key support work and/or support workers (all trained staff) at the site over daily, 24-hour periods. The shifts would be staggered in the aim to substantially reduce the number of cars arriving and departing from the site at a time.

- Accommodation is provided for children and their parents;
- The parents' capacity to respond to the children's needs and to safeguard their welfare is monitored and assessed by a qualified practitioner; and
- The parents are given advice, guidance or counselling, as necessary.

No internal or external alterations are proposed as part of the application.

The site designations do not impact development, because although the use class is changing, the property will retain a residential element for parents and children (not staff) and not require justification to ecology designations at the site.

Planning Policy

National Planning Policy Framework (2021)

National planning guidance, which is a material planning consideration, is largely detailed within the National Planning Policy Framework (NPPF). For decision making, the NPPF advises that local planning authorities should look to approve sustainable development proposals that accord with an up-to-date development plan without delay.

North Northamptonshire Development Plan

The adopted development plan comprises:

- North Northamptonshire Joint Core Strategy (JCS – 2011-2031)
- East Northamptonshire District Local Plan (DLP – 1996)
- Policies Map (2016)

The site is not allocated for specific development, nor are there any planning designations that restricts development at the site.

Planning Considerations

Principle of Development

There are no Council Policies that restrict change of use or loss of large family dwelling home or specific need to safeguard them. The site would continue to provide a residential function, and there are similar C2 developments in the surrounding area. The character of the area is predominately residential.

The centre will function with an OFSTED registered and accredited manager who will oversee the day to day running of the centre. Registered practitioners will occupy the property 24 hours a day, seven days a week however would not be permanent residents, working on a regular 24-hour shift pattern. There are a number of C2 developments along Chelveston Road that demonstrate a need for quasi-residential accommodation, although these C2 uses relate to elderly care. This proposed use offers an alternative residential institution that increases housing options and overall inclusivity for the wider district.

The proposal is small-scale that does not raise any significant policy issues. There are no planning designations that would restrict development at the site, nor is there any development that disrupt the character or amenity on Chelveston Road and neighbouring properties. For the above reasons, the principle of development should be accepted.

Standard of Accommodation

As there are no minimum numerical standards for training centres with sleeping accommodation the Council will likely use Nationally Described Space Standards as a guide as it shows the proposed floorspace for comparable accommodation types. Each of the proposed four bedrooms exceed these standards, and the on-site keeper's bedroom for single bedrooms. Furthermore, each habitable room window would be afforded appropriate access to light, outlook and natural ventilation. The rear garden is significantly large and provides ample amenity space for the occupiers of the property.

Three of the four bedrooms for parents/children have two bathrooms to share amongst each other, with the remaining bedroom having an ensuite. At ground floor there is provision of separate lounge/dining room, kitchen, utility, one large activity room, one conservatory and two offices spaces for staff. The layout and facilities are generous for the proposed occupants potential needs and the staff team to undertake their duties.

Residential Amenity

The proposed change of use should not result in harm to the residential amenity of neighbouring occupiers. No extensions or alterations of the building are proposed that would result in overbearing, overshadowing impacts. The proposed development would not result in unacceptable environmental impacts that would be harmful to the residential amenity of surrounding occupiers. Although the proposed use would accommodate training facilities with onsite staff, due to the minimal number of staff, shift changeovers and visitors, this differential would not be significantly pronounced.

Highways and Access

The proposed change of use will not disrupt the functioning of the local highway network. The volume of traffic associated with the proposed change of use will not be significantly pronounced. Currently there are seven bedrooms, which will be reduced to five with the proposed change of use. Of these five bedrooms, one is for an on-site site keeper who does not require parking. The remaining four bedrooms will be for parents/children and the Northamptonshire parking standards require one space per full time staff for C2 uses.

- One carer will be on site at any one time, with a manager infrequently attending the site. There is a dedicated garage that can be used and surplus land at the front of the site to allow for additional parking (up to four cars).
- The proposed parking complies with C3 parking for four or more bedrooms (three spaces per dwelling, and one visitor space).
- There will be a dedicated area for cycle parking (one space) in line with the parking standards.

There are sufficient parking spaces, circulation areas and access and egress provided to ensure highway safety and compliance with Northamptonshire standards of parking and visibility requirements.

Conclusion

The proposed change of use will make efficient use of the land, and provide alternative house choices for a specific demographic which improves inclusivity in the district. There are no internal or external changes to the property, although there will be reduction of bedrooms from seven to five.

The house will retain its look and character; that of a normal residential dwelling. The use and associated activity, including comings and goings of care workers would be unlikely to cause a greater level of disturbance or amenity harm than could be expected by a C3 uses of this seven-bedroom family home. It is considered that a non-harmful material change of use would occur at the site.

The proposed change of use should be acceptable in principle, the standard of accommodation and quality of environment for occupiers would not result in harm to the area's visual amenity or residential amenity, nor the functioning of local highways network. We respectfully request that the Council supports this application.