

Planning Statement

October 2023

85 Boughton Road, Corby, NN18 8NY

Change of use application



1.0 - Planning Application

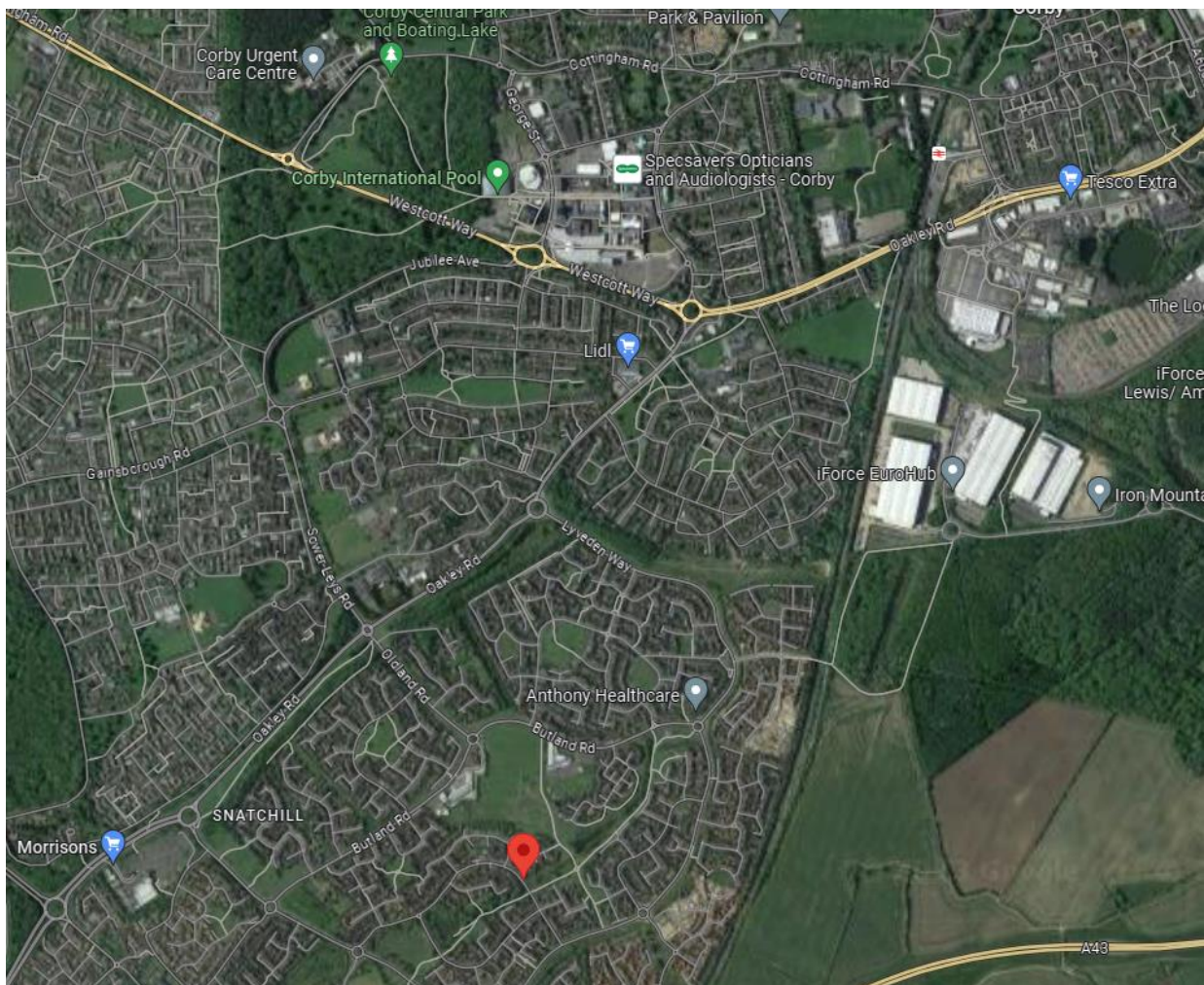
Change of Use from dwelling (C3) to Children's Home (C2) at 85 Boughton Road, Corby, NN18 8NY.

This Planning statement will be submitted along with a Site location plan, Existing & Proposed floor plans and Supporting Statement. Planning Permission is sought for change of use to a Children's Home for up to 3 children 2 staff on shift.

2.0 - Site Description

85 Boughton Road, is situated in the heavily residential area towards the outskirts of Corby town centre, this has been heavily developed over the past 20 years to provide a strong community with local schools/ parks and shopping facilities. The house is a 4-bedroom dwelling, with a private single driveway with adequate parking up to 3 cars to the side of the property. There is also a single garage alongside the garden, which provides additional parking/ storage space.

The property is a 5-minute drive from Corby town centre, with strong bus links connecting the house with the town centre. This provides easy access to the core shopping and leisure facilities.



3.0 - Proposed Development – Purpose/ Description

The proposal is a conversion from the current C3 residential dwelling to a C2 Childrens home. There is to be no alterations to the property, and appropriate permissions shall be sought should this change in the future.

The house will provide a full-time residence to 3 Children between the age of 8-17, in which 2 adult carers will occupy the property at all times, operating on a shift pattern. Three of the first-floor bedrooms will be occupied by the children with the Master bedroom with en-suite becoming a Carer bedroom/ office. The existing dining room at ground floor will also be converted to Carers office/ additional bedroom.

4.0 - Waste Management

The home does not intend to generate any additional waste and therefore will manage with standard council systems such as the 3 wheelie bins. (Black General waste, Brown Recycle and Green Garden waste. This will allow for the traditional refuse allowance to be maintained in line with the council strategy.

5.0 - Traffic/Highways

The property will have the capacity for up to 3 cars to be parked on the private driveway. There is on street parking available nearby to accommodate visitors on occasion. It will be encouraged for a cycle to work scheme, car share or other means of public transport, which will ensure the carers employed are from the local area. The single garage provides further provision for parking if required, to minimise the impact of cars on the neighbouring properties.

6.0 - Amenity

Corby has a number of local amenities to provide an active lifestyle for the children, the town centre is the hub for leisure facilities such as the swimming pool. There are a number of schools locally offering good options for all age ranges, to ensure the children have access to good education. The town centre provides the majority of the retail offer, with a Morrisons superstore nearby providing access to food shopping.

There is a number of local parks within the residential setting, which will allow the children to explore and keep active on a regular basis. There is a local shopping area a short walk from the house, with a Tesco local, subway & other amenity such as hairdressers/ barber shops, providing a range of useful services to the children.

7.0 - Noise

The home will conduct 1 weekly fire alarm check, this may be managed to 1 a month should it be a concern for neighbours.

Given the scale of the proposed use being for a maximum of 3 children with 2 adults being at the property at most times and the fact the potential noise levels would be similar to a family dwellinghouse use and a family residing at the property, the change of use is considered not to have a significant impact on the amenity of the neighbouring properties.

8.0 - Character and Appearance

There is to be no external changes to the property, so the existing aesthetic will be retained. The house itself is road facing, so all landscaping will be maintained to ensure a tidy presence. The rear of the property offers a spacious garden amenity, with 2 large sheds providing additional storage for bikes, as well as active spaces for playrooms or the like. The garden again will be maintained to sure it is presentable and accessible all year round.



9.0 – Northamptonshire Social Services need for this home.

There is a desperate need to provide high quality, safe and homely environments for children who otherwise will find themselves in unregulated children's homes. It is evident that there is a lack of this provision within the area, and to support the growing concerns of Ofsted, the aim is this proposal will help support and encourage future developments to support children of need.