


Surrey Heath Borough Council

Surrey Heath House, Knoll Road, Camberley, Surrey GU15 3HD

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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Hawker

Company Name

Hygge Children's Social Care

Address

Address line 1

Hygge C/O Bluecube Technology Solutions

Address line 2

3rd Floor Norfolk House

Address line 3

106 Saxon Gate West

Town/City

Milton Keynes

County

Buckinghamshire

Country

United Kingdom

Postcode

MK9 2DN

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

Yes

No

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes

No

Has the proposal been started?

Yes

No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

We would like to apply for a Certificate of Lawfulness in respect of the use of 55 YOCKLEY CLOSE, GU15 1QQ to provide foster care services to young children at the property, albeit as part of a Children's Home (through Hygge Children's Social Care Limited - www.hygge.family).

The current use class of the property is Class C3 dwellinghouse. Our understanding is that a dwellinghouse within Class C3 is defined by

- a. a single person or by people to be regarded as forming a single household;
- b. not more than six residents living together as a single household where care is provided for residents; or
- c. not more than six residents living together as a single household where no care is provided to residents (other than a use within class C4).

We feel that we would meet the definition of (b) "not more than six residents living together as a single household where care is provided for residents".

There would be not more than six residents living together. There would be ancillary support provided to the children such as academic guidance and social support – but this would not be delivered by people living at the property, it would be delivered through occasional visits.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

We have provided some additional information to support this application (these are questions posed to us through an initial conversation with Surrey Heath Planning Services):

Q: How frequent would be visits be by the people who offer guidance?

The Education & Counselling visits would be up to twice per week, with a Social Worker visit every 6-8 weeks. These visits will typically made during the 'normal working hours' and as such represent very minimal traffic overhead to the property.

Q: Would the guardians of the children be living at the property?

Yes. The carers will stay and live at the property and as such will be with the children at all times, and as such will be no different to that of a traditional family home.

Q: What are the age ranges of the children?

Between 0 and 12 years. The focus of the home is for younger children.

Q: What type of care is being delivered (educational, medical, pastoral)?

Residential child care only, it is like a normal family home or a foster home. It is not an educational or health setting.

Q: Are the placements permanent/the average length of time each child will live there for?

They will mostly be permanent. We would expect the children to stay for as long as needed; just as a normal family who have a baby who then grows up in their home.

Q: What would the layout of the house be like?

The layout of the house will remain the same, exactly as it has been used as a family home since it was built. It is worth noting that this house has been used as a Foster Home for many years. The property has 6 bedrooms, over three floors. Off street parking for multiple vehicles and a garage. The parking and outside space is more than adequate for the use of the property as a 'large family home' with occasional visitors and as such there would be no impact on neighbouring properties or overspill onto the road.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

Permanent

Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

In summary, we would like to request a Certificate of Lawfulness for the use of 55 Yockley Close to provide foster care services to young children at the property, as part of a Children's Home as we feel that the use is not materially different from the current property classification of Class C3 use.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Dear Mr. Hawker,

You recently wrote to the planning department enquiring as to whether planning permission would be required for the use of 55 Yockley Close as a Children's Home.

This is not something I am able to confirm (either by email nor based on the information submitted). I would advise that a certificate of lawfulness is submitted.

I would also advise that the following information is submitted to support that application. This list is not exhaustive and as much details as possible would be useful.

how frequent would be visits be by the people who offer guidance?

would the legal guardians of the children be living at the property?

what are the age ranges of the children?

what type of care is being delivered (educational, medical, pastoral)?

are the placement permeant/the average length of time each child will live there for?

what would the layout of the house be like?

Kind regards,
Shannon

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

James Hawker

Date

07/11/2023