

PLANNING AND DESIGN STATEMENT

17 Towneley Street

Burnley, BB10 1UJ



Proposed description:

Change of use from a Class C3 family dwelling house to a Class C2 residential care home for up to 2 children with a rear extension and attic conversion.

Introduction

This Planning Statement has been submitted by ANW Architects for the Planning Application package in support for the change of use of No. 17 Towneley Street, Burnley from a Class C3 dwelling house to a Class C2 residential care home for up to 2 children.

The statement demonstrates that the planning impacts of the proposed development would not be materially different from the site's existing use and the proposal would comply with relevant planning policy.

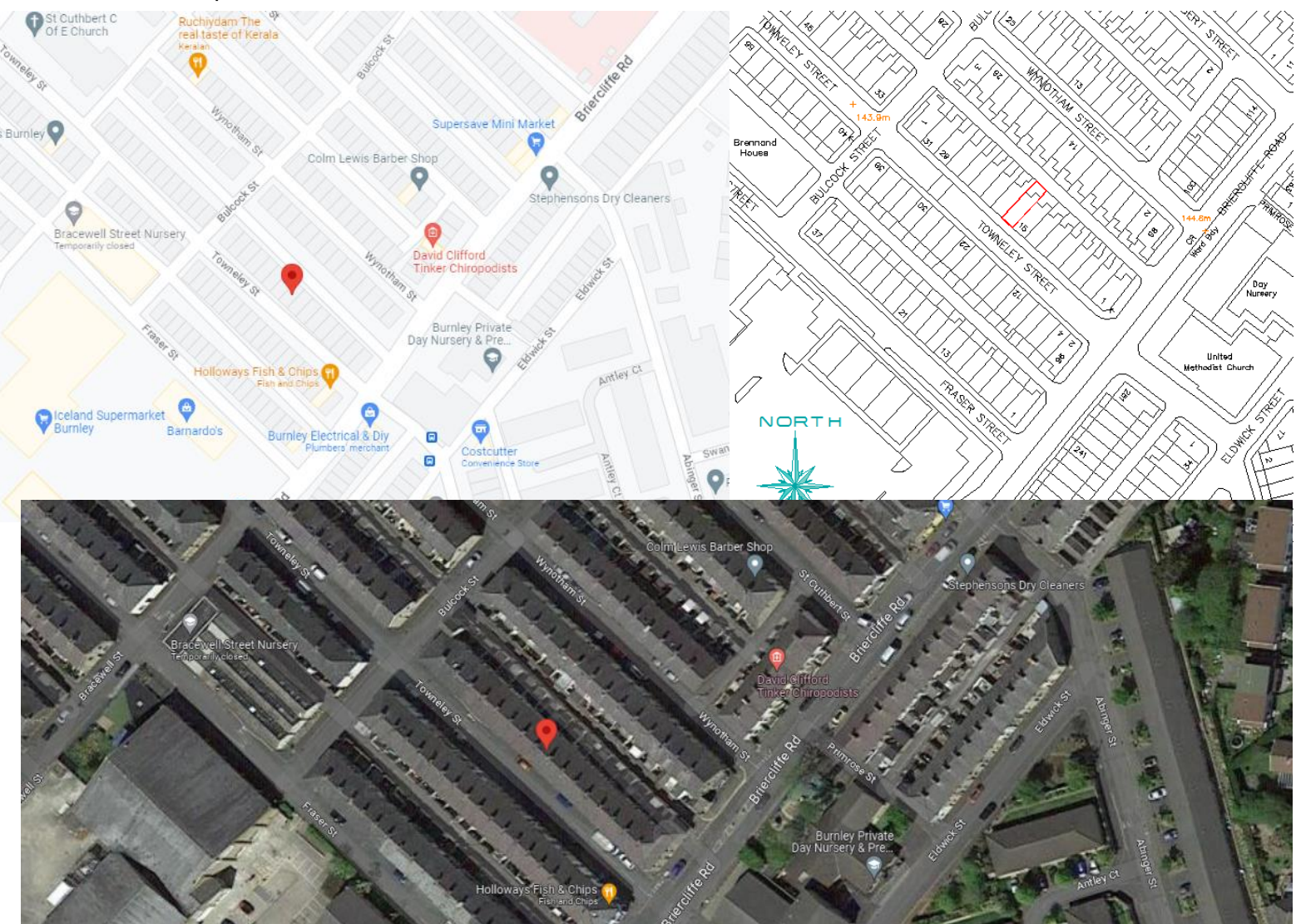
The applicant

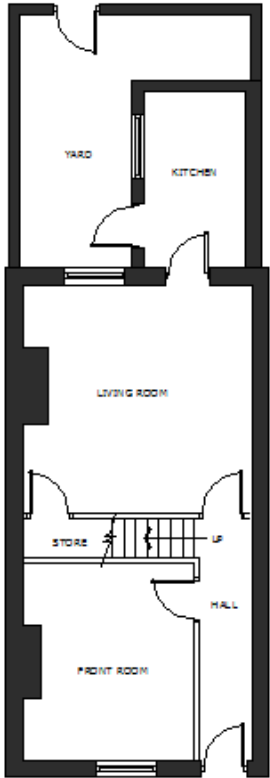
Haven Retreat Care Ltd is currently in the process of launching a number of homes throughout the United Kingdom that provide residential care facilities for young children. These Young children for unforeseen circumstances are unable to live with their natural parents for a wide variety of reasons, and consequently are brought into the care of local authority's social services.

The proposed use would operate in a similar manner as the other local residential care homes.

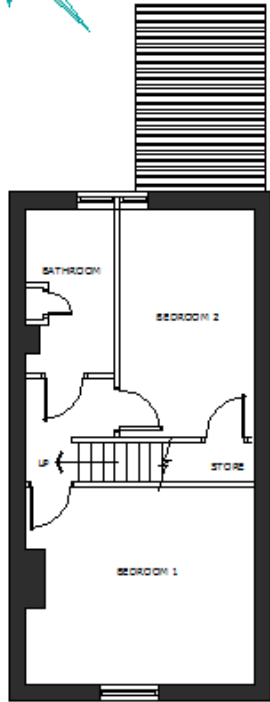
Site location and description

The application site is just off Briercliffe Road which is one of the main arterial route through to Burnley and Nelson. The site falls within the residential areas of Burnley close to all local transport networks and local amenities.





EXISTING GROUND FLOOR



EXISTING FIRST FLOOR

The application site is located within a predominantly residential area and is surrounded on all sides by residential development and is within close proximity to all local facilities such as library, Post Office and shops and good public transport links.

The application site comprises of a terrace property which consist of two bedrooms and a bathroom on the first floor with a family room, front room and kitchen on the ground with a rear enclosed yard to the rear. See below for existing floor plans.



Existing Streetview

The application

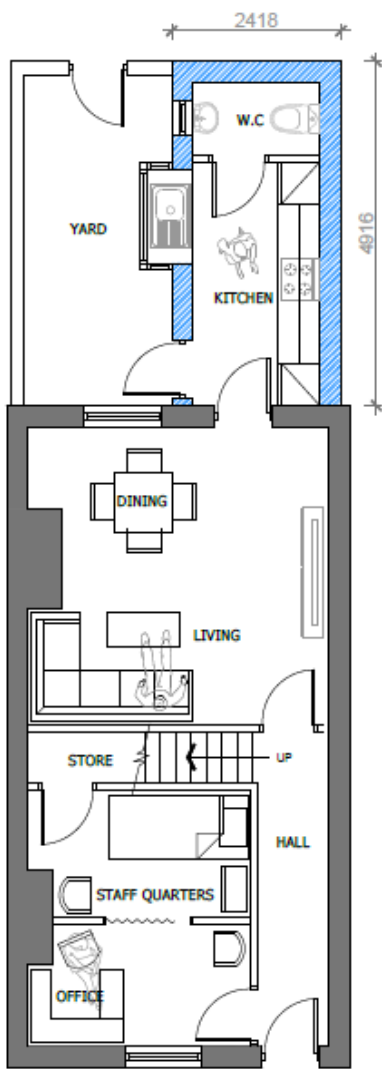
The application seeks planning permission for the change of use of the application site from a Class C3 family dwelling house to a Class C2 residential care home for up to 2 young people with the addition of a rear modern kitchen extension and a indoor play room on the first floor level.

The 2 young people residing at the property would be between the ages of 5 and 12. As referred to above, they would have been taken into care for a variety of reasons, some simply because they have no legal guardians and are not of an age to live by themselves. Once they turn 18, it is envisaged that the majority of young people would be able to go on to live normal lives, potentially within the local community.

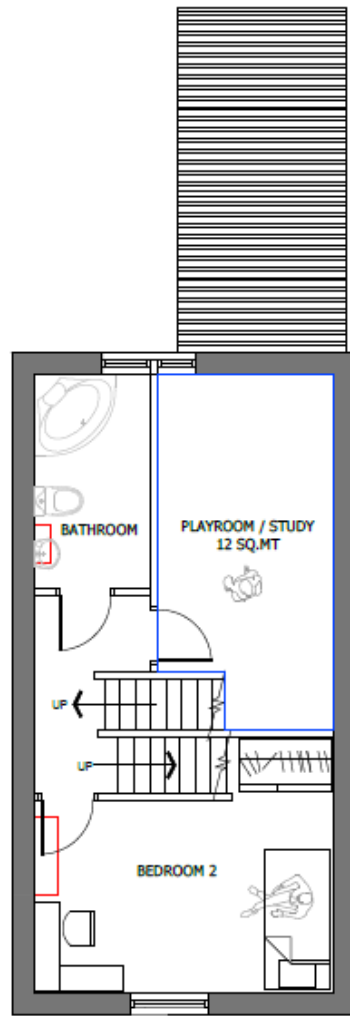
Support to the young persons at the home would be provided by 3 members of staff. Staff would work on a shift basis. 3 members of staff would be on duty throughout the day and overnight there would be 1 staff on duty. 1 member of staff would sleep in and 1 would be working waking nights.

Staff change overs would occur at around 10.00 am / 22.00 pm – Therefore after peak hours.

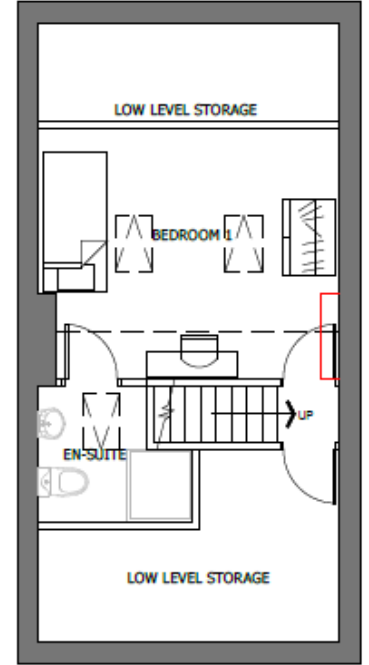
As with other care homes, the home would aim to provide the young persons with an environment as close as possible to a normal family home. They would take meals together and help with daily chores. They would each have their own bedroom, but would share other facilities in the home.



PROPOSED GROUND FLOOR

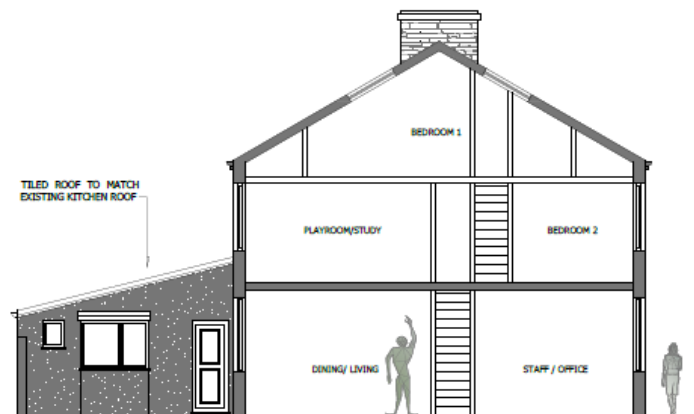


PROPOSED FIRST FLOOR

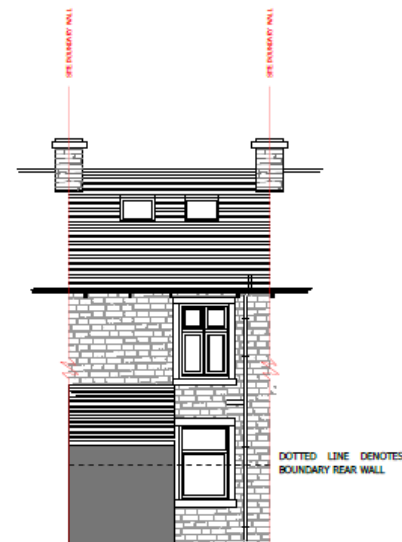


PROPOSED ATTIC

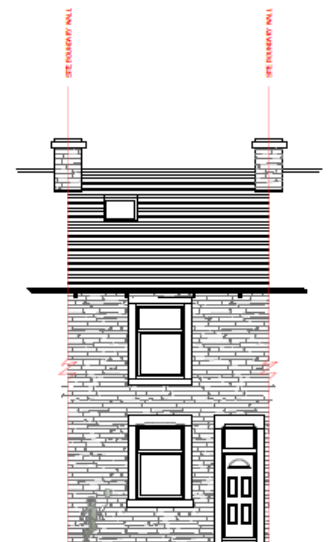
Proposed Plans



PROPOSED SECTION ELEVATION A - A



PROPOSED REAR ELEVATION



FRONT FRONT ELEVATION
(retained)

Planning considerations

Policy H11 of the UDP states that residential schemes for people with special needs will be encouraged subject to the following criteria:

1. The suitability of the site or building;
2. The character of the surrounding area;
3. Compatibility with adjacent land uses;
4. Proximity to public transport and other local facilities; and
5. The provision of satisfactory vehicular access and car parking.

“Special Needs Accommodation” is not defined in the Local Plan and the policy does not specifically refer to care homes for young persons. However, we feel that the criteria of this policy are relevant to the proposed development given that the proposed development would provide residential accommodation specifically for your persons in need of care, and in absence of any other policy within the UDP covering such use. As a result, provided the proposed development complies with the above criteria, we consider that the principle of the proposed use would be acceptable.

We set out below how the proposed development would comply with the requirements of UDP Policy.

The suitability of the site or building

The site is considered to be suitable for the proposed use. As referred to above, the care home would seek to provide the young people with an environment as similar as possible to a normal family home. The existing building would provide the accommodation and facilities to allow this to happen. It contains 2 bedrooms, a sufficient number to accommodate 2 resident young persons and one sleeping in staff member.

Being an existing dwelling house, the building also offers the necessary facilities for use by both the resident young people and staff for day to day living.

As a result, it is considered that the site is suitable for the proposed use without significant alteration.

The character of the surrounding area

The surrounding area is predominantly residential. The proposed use, offering special needs residential accommodation, would therefore be a suitable use for the locality.

The proposed use would not result in a significant change to the character of the use of the site. As referred to above, with the exception of staff shift changes, it would operate in a similar way to a normal dwelling. The young people would attend school during the day time. During the evening and at weekends, and outside of school term time, they would be supervised by a staff member. During this time they would be supported in a variety of structured activities and encouraged to enjoy hobbies and interests locally with staff supervision. Staff would undertake a guardian role and would undertake chores such as shopping, possibly accompanied by the young people.

The proposed use would therefore have the character of a dwelling house, notwithstanding that a greater number of adults would be present than would normally be expected with a regular dwelling house. The proposed development would not therefore be out of character with the surrounding area and would not affect or alter the character of the area.

The physical changes proposed to the exterior of the building would not harm or impact on the visual character of the area.

Compatibility with adjacent land uses

The proposed development would be compatible with the surrounding residential uses.

As previously referred to the care home would aim to provide an environment as close as possible to a normal family home. It would therefore have a very similar character to a normal residential dwelling. The level of care in the home would be supervisory in nature and it would not be a secure unit. The children would be long term residents and the application site would be their home. They would develop social attachments to each other, to the care staff and others within the local community. Upon maturity, the young persons would be expected to go on and lead independent adult lives, with some remaining in the local community.

The occupants of neighbouring dwellings would not notice any material change in the use of the application site. Whilst there would be activity at the property due to shift working, this would be very low key and would not have a discernable impact upon neighbouring properties.

Being a standard terrace house, the level of activity generated from up to 2 no. 5 to 12 year olds with supervised care would be little different and possibly more controlled.

It would therefore be likely that there would be no material change in the level of noise from activities such as young people playing within the dwelling from that which could typically occur if the site remained in Class C3 use.

Vehicles movements associated with staff handovers would not have a detrimental impact on the amenity of neighbours. Indeed, the number of vehicles accessing the site is likely to be at a level that could occur at the site whilst in use as a Class C3 dwelling house. Given the size of the dwelling, it could potentially be occupied, under Class C3, by a family consisting of two adults and two children. It could be possible that in that scenario, each member of the family could have their own cars. There could be a total of 2 cars on the site and numerous vehicle movements to and from the site throughout the day. There could also be additional vehicles associated with visitors.

It is likely that, with the proposed use, only the care staff would have cars, but as the site falls within a good commuter route it is likely that the staff would be locally employed and would be encouraged to use public transport. However there is ample off-street parking within the street.

The number of vehicle movements too and from the site could potentially also be lower or similar to the maximum that could be generated with the property in Class C3 use in the scenario outlined above. Throughout the day there would be minimal vehicle movements. These are only likely to be associated with transporting the young people to and from school and possibly trips to local shops / supermarkets.

There would be increased vehicle movements at staff handover times, but this would only be for a short time each day and would not be of detriment to occupiers of surrounding properties.

Proximity to public transport and other local facilities

The site has good accessibility to public transport and other local facilities – Burnley train stations.

There are bus stops located along Briercliffe Road and Colne Road, including stops approximately 60meters from the application site, offering regular services to nearby towns.

There would be numerous opportunities for outdoor sport and recreation in the area surrounding the site.

Sustainable development

Within the Framework it sets out a statement in favour of sustainable development. It states that where development accords with policies in an up-to-date development plan, it should be approved without delay. Where policies are silent or out-of-date, development should be approved unless the negative impacts significantly and demonstrably outweigh the benefits.

The application site is a suitable site for the nature and scale of the use proposed and the proposed development would not result in an alteration of the character of the surrounding area or detrimentally impact on the amenity of neighbouring residents. The site would have good access to public transport and local services and there would be sufficient vehicle parking on the site for the proposed use.

In addition, the proposed development would provide specialist housing for those in need of care. This should be considered a considerable benefit of the proposed development and would fulfil the social role of sustainability of the Framework. It is not considered that there would be any negative impacts of the proposed development and certainly none that would significantly and demonstrably outweigh this benefit.

The proposed development would therefore comply with up-to-date development plan policy and there would not be any negative impacts that would significantly or demonstrably outweigh its benefits. It would therefore deliver sustainable development and should be approved in accordance with the presumption in favour of sustainable development.

Summary and Conclusions

This statement supports an application for the change of use from a Class C3 dwelling house to a Class C2 residential institution for up to 2 young people.

The statement demonstrates that:

- The application site is suitable for the proposed use;
- It is located in a suitable area for the proposed use, with access to public transport and a range of services and facilities;
 - The proposed use would not negatively alter the character of the area;
 - There would be no adverse impacts on the amenity of neighbouring occupiers; and There is sufficient car parking available for the proposed use.
 - Amenity space – The property has a rear private yard area where the occupants will be able to enjoy the external space. The proposal also includes a indoor play area for both the children where they will be able to carry out indoor activities if the weather is not decent.

The proposed development would therefore comply with relevant policies in the UPD and Framework.

Furthermore, there would be no adverse impacts resulting from the proposed development that would significantly and demonstrably outweigh the benefits of the proposed development; that benefit being the provision of a specialist care home for young persons.

The proposed development would therefore deliver sustainable development and, in accordance with the presumption in favour of sustainable development of the Framework and planning permissions should be granted without delay.

We therefore respectfully request that planning permission is granted for the proposed change of use and alterations/extension.