

# Planning Statement

16 Bennett Road, Corby, Northamptonshire, NN18 8QN

Proposed conversion of dwelling into a children's home

February 2024



# GHMPLANNING

87 Park Road, Beeston, Nottingham, NG9 4DE

[joe@ghmplanning.co.uk](mailto:joe@ghmplanning.co.uk)

07447 089990

## 1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of Zollinger and Ball Ltd. in support of the planning application for the conversion of the dwelling into a children's home.
- 1.2 This statement should be read in conjunction with the accompanying documents which include:
- Plans and drawings.
  - Application forms
- 1.3 This statement describes the application site, the locality and comments on the relevant Development Plan and national policy framework.

## 2.0 Site and Surroundings

- 2.1 The site is located at the junction of Newmarket Close and Bennett Road and lies on the northern side of the former and on the western side of the latter. The site fronts onto Bennett Road and accommodates a detached brick and tile two-storey dwelling.
- 2.2 The site has a pedestrian access to the front elevation off Bennett Road with a front garden bordered by metal railings and landscaping. The site has vehicular parking off Newmarket Road with a single garage and parking space to the front of this outbuilding.
- 2.3 The area comprises a relatively modern housing estate.

## 3.0 Relevant Planning History

- 3.1 There is no known planning history.

## 4.0 Proposed Development

- 4.1 The proposal comprises the conversion of the building from a dwelling into a children's home. The current accommodation comprises a utility, kitchen, dining room, lounge, porch, hall and w.c. on the ground floor and four bedrooms (one en-suite) and one bathroom on the first floor.
- 4.2 The proposal would maintain the accommodation other than the lounge becoming a communal room on the ground floor and bedroom 2 becoming an office on the first floor.
- 4.3 The property seeks permission to operate as a children's home. There would be a maximum number of three children occupying the building at any point with a minimum age of 8 years and a maximum age of 18 years. A matching risk assessment would be conducted before

placing any children together to consider the suitability of the placement by assessing the individual needs of each child and young person and how the individual needs of children and young people would be met. The ratio of children to staff would be 1:1 during the day and there would always be at least one member of staff on the premises at all times. A total of four full-time members of staff would be employed.

4.4 Care4Live Healthcare Service limited are the company that would operate the site.

4.5 There is hardstanding for one vehicle and a parking space within the garage.

## **5.0 Planning Policy**

5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, an application for planning permission should be determined in accordance with the Development Plan unless other material considerations indicate otherwise.

5.2 The Development Plan for this site comprises the adopted North Northamptonshire Joint Core Strategy 2011-2031 and the Part 2 Local Plan for Corby September 2021.

5.3 The North Northamptonshire Joint Core Strategy provides an up-to-date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance to this application include the following:

Policy 1 Presumption in Favour of Sustainable Development  
Policy 8 North Northamptonshire Place Shaping Principles  
Policy 30 Housing Mix and Tenure

5.4 The Part 2 Local Plan for Corby does not include any policies relevant to this application.

5.5 The SPD Parking March 2003 is also relevant.

5.6 At the heart of the NPPF is a presumption in favour of sustainable development. There are three overarching objectives which are interdependent and need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different objectives. These are an economic objective, a social objective, and an environmental objective. The economic objective seeks to ensure sufficient land of the right types is available in the right places at the right time to support growth. The social objective seeks to support strong, vibrant, and healthy communities by ensuring a sufficient number and range of homes can be provided to meet the needs of the present and future generations and by fostering a well-designed and safe built environment. The environmental objective seeks to contribute to protecting and enhancing our natural, built, and historic environment, including making effective use of land.

5.7 So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear

reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 5.8 At paragraph 47 of the NPPF it states planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.
- 5.9 Section 12 seeks to achieve well-designed places. It states the creation of high-quality buildings is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development and creates better places in which to live. Planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, including the surrounding built environment and landscape setting and establish or maintain a strong sense of place using streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit. It also states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. This section seeks to secure a high standard of amenity for occupiers of neighbouring properties.

## **6.0 Planning Assessment and Justification**

- 6.1 The proposal comprises the change of use of the building from a dwelling into a small children's home. The current use provides four bedrooms and the proposal seeks to maintain three of these to accommodate a maximum of three children with carers on a 1:1 ratio during the day with at least one member of staff always being present.
- 6.2 The area is predominantly residential and the building has a lawful use as a dwelling. The proposed use would also be residential based, providing accommodation for a small group of children together with their carers. As such, the proposed use of the building would be similar to the existing and to the general residential use of the locality.
- 6.3 The mix of children who would reside at the property would be carefully considered to ensure compatibility with the appropriate level of care provided.
- 6.4 The current layout and use of the building could accommodate a large family with four bedrooms and two reception rooms; the proposal would accommodate three children plus the appropriate number of carers. The proposed use would therefore not result in a significant intensification in the use of the building. The nature of the use of the building would remain residential based.
- 6.5 It is therefore considered that the proposed use would be acceptable in this residential area with the proposed use being comparable to the lawful use of the building. The number of residents and the nature of the use would be similar to the existing and is considered to be acceptable in principle. The proposals comply with the local and national policies and guidance with Policy 30 seeking to secure a housing mix and tenure to cater for current and forecast accommodation needs and to assist in the creation of sustainable mixed and inclusive communities.

- 6.6 The proposed change of use could take place without any external alterations. Therefore, the proposals would have no impact on the character or appearance of the site or wider locality. The proposal therefore complies with the local and national planning policies and guidance including policy 8 above.
- 6.7 The proposal would be a residential based use with three children living together, assisted by their appropriate carers. The current layout of the building accommodates four bedrooms; the proposals would maintain three of these and re-purpose the lounge to be used as a communal room.
- 6.8 Therefore, the impact on the residential amenity of occupiers of neighbouring buildings would be comparable to the existing use. The children would occupy the building on the same basis as a family unit, sharing the communal elements of the building such as the living room, kitchen, bathroom and communal reception room. Carers would be present in place of family members.
- 6.9 The current use comprises four bedrooms. The proposed use as a children's care home would maintain three of these and therefore occupants would comprise three children and carers would be on site on a general ratio of 1:1 during the day. As such, a continuous level of trained supervision would be provided at all times. It is not considered that this supervised arrangement would result in any noise or disturbance above that expected of the existing dwellinghouse.
- 6.10 It is therefore considered that the proposal would be acceptable in terms of residential amenity and complies with the relevant local and national planning policies and guidance including policy 8 above.
- 6.11 The building has hardstanding to the rear for parking and a retained single garage for further parking. In terms of the potential demand for parking spaces it is considered that the demand generated by the proposed use would be acceptable and comparable to the existing lawful use.
- 6.12 The current use as a dwelling provides four bedrooms and potentially each occupant could have a car although in reality the ratio of resident and vehicle is likely to be somewhat lower. With the proposed use, it is unlikely that the residents would have any cars as the age range of residents would be between 8 and 18. Although the carers may have a vehicle, the carers to residents ratio of approximately one carer for one resident, would not generate a significant level of parking demand over the potential parking demand from the existing four-bedroom dwelling. The likely traffic generation of the proposed use and the existing use is considered comparable and as such there would not be a significantly higher demand for parking or traffic generation. Furthermore, the proposal would change the use of one of the bedrooms to an office.
- 6.13 It is therefore considered that the proposal would be acceptable in terms of highway safety and parking and would comply with the relevant local and national planning policies and guidance.

## **7.0 Conclusion**

- 7.1 The application seeks to change the use of the current house in multiple occupation to a children's home. Both the existing and the proposed uses are residential based and the proposal is considered to be acceptable in terms of the principle of the use. There would be no

external changes to the building and as set out above traffic generation, parking demand and the impact on highway safety would be comparable to the existing use.

- 7.2 In the planning balance, it is considered the scheme is acceptable and accords with local and national policy. The proposal seeks to provide much needed accommodation for children and it is respectfully requested permission be granted.