

Planning Statement in support of a
Full Planning Application at
No. 5 Keepers Hey,
Thornton-Cleveleys, FY5 2HL



March 2024

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APPENDICES

A Drawings Submitted with Planning Application

Section 1. Introduction

1.1 This Planning Statement is submitted to support a full planning application for No. 5 Keepers Hey, Thornton-Cleveleys, FY5 2HL.

1.2 This statement should be read in conjunction with the following drawings:

- 24017_LOC - Location Plan
- 24017_100 - Existing Plans
- 24017_110 - Proposed Plans
- OCC – Planning Statement
- Flood Risk Assessment

1.3 Site address: No. 5 Keepers Hey, Thornton-Cleveleys, FY5 2HL.

1.4 The application is for the Change of Use of a residential property (Class C3) to a Childrens Care Home (Class C2). The home is to provide residential care for a single young person (no older than 18 years of age), the care would be provided by up to two non-resident carers working in shifts.

1.5 The site is located in a residential area; the area is deemed suitable for the proposed use and would operate similarly to the existing use.

Section 2. Climate Change Statement

2.1 The statement explains how the development responds to the challenge of climate change through design, usage of resources and assets, water and energy efficiency measures, reuse and recycling during construction and in the selection of materials.

2.2 The site is located in Flood Zone 3, an area with a high probability of flooding. The application is for a Change of Use from Residential (C3) to a Residential Care Home for Children/Young People (Class C2). The existing and proposed uses are considered to have the same NPPF Flood Risk Vulnerability Classification. The application has been submitted with a supporting Flood Risk Assessment which addresses the concern of potential flooding and management and evacuation of the property in the event of a flood.

2.3 The proposed site plan incorporates an area for the storage of refuse, including adequate provision for the separate storage and collection of recyclable waste. Recycling will be promoted within the operation of the home and forms part of the operational policy of the care provider; both staff and children will be encouraged to recycle waste materials.

Section 3. Marketing Statement/Assessment

3.1 The existing dwelling was placed on the open market prior to this application. The applicant has chosen the property due to the appropriate setting, and sustainable links to schools, shops and public transport.

3.2 The proposed use is deemed to be appropriate and suitable. The property has been chosen with consideration to the Local Planning Authorities Guidance Note for applicants. "Children's Homes - Guidance for Applicants (October 2023)"

3.3 The proposed use is considered to be materially similar to the existing use, therefore, there is no requirement for a Sequential Test.

3.4 On 23 May 2023, the Housing Minister issued a written ministerial statement on planning for accommodation for looked after children. The statement set out that the planning system should not be a barrier to providing homes for the most vulnerable children in society. This applicant seeks to provide quality accommodation and care for vulnerable children.

Section 4. Economic Appraisal

4.1 The property would provide a good quality of accommodation for the young children in care, including a spacious bedroom, living space and a large rear garden. The proposal would also provide approximately 5 jobs for local people.

4.2 The change of use would not have a significant impact on the local supply of housing. There is a national requirement for Childrens Care Homes and the development is considered appropriate for the area, therefore, the change of use from Use Class C3 to Use Class C2 should not be a barrier to providing a home for vulnerable young people.

Section 5. Sustainability

5.1 The use of an existing property in a sustainable location is the ideal choice for the type of development described above. The reuse of the existing home without undue alterations and extensions is sustainable in its nature and therefore accords with the following local planning policies:

- SP2 Sustainable Development;
- SP8 Health and Well-Being;
- CDMP1 Environmental Protection;
- CDMP3 Design;
- CDMP6 Accessibility and Transport.

5.2 The proposal would provide parking for 4 No. vehicles to the front of the property to be parked off the highway. It is considered that the on-site parking provisions would be adequate for the proposed use and that the development will not have an adverse impact on the existing highway network.

Section 6. Conclusion

6.1 The purpose of this statement is to confirm that the proposed change of use and internal alterations of No. 5 Keepers Hey, Thornton-Cleveleys, FY5 2HL are appropriate and follow the Local Planning Authorities' Guidance when choosing a suitable location which would not impact the local character and amenity, whilst also mitigating any potential impact on neighbouring residents.

6.2 The report concludes that the application described above and in the submitted plans is respectful and sympathetic to the character of the local area and provides adequate facilities to mitigate any potential impact on neighbouring residents., therefore, we consider our proposal should be considered favourably.

Appendix A – Drawings Submitted with Planning Application.



SITE AREA:
357m²
0.0357ha

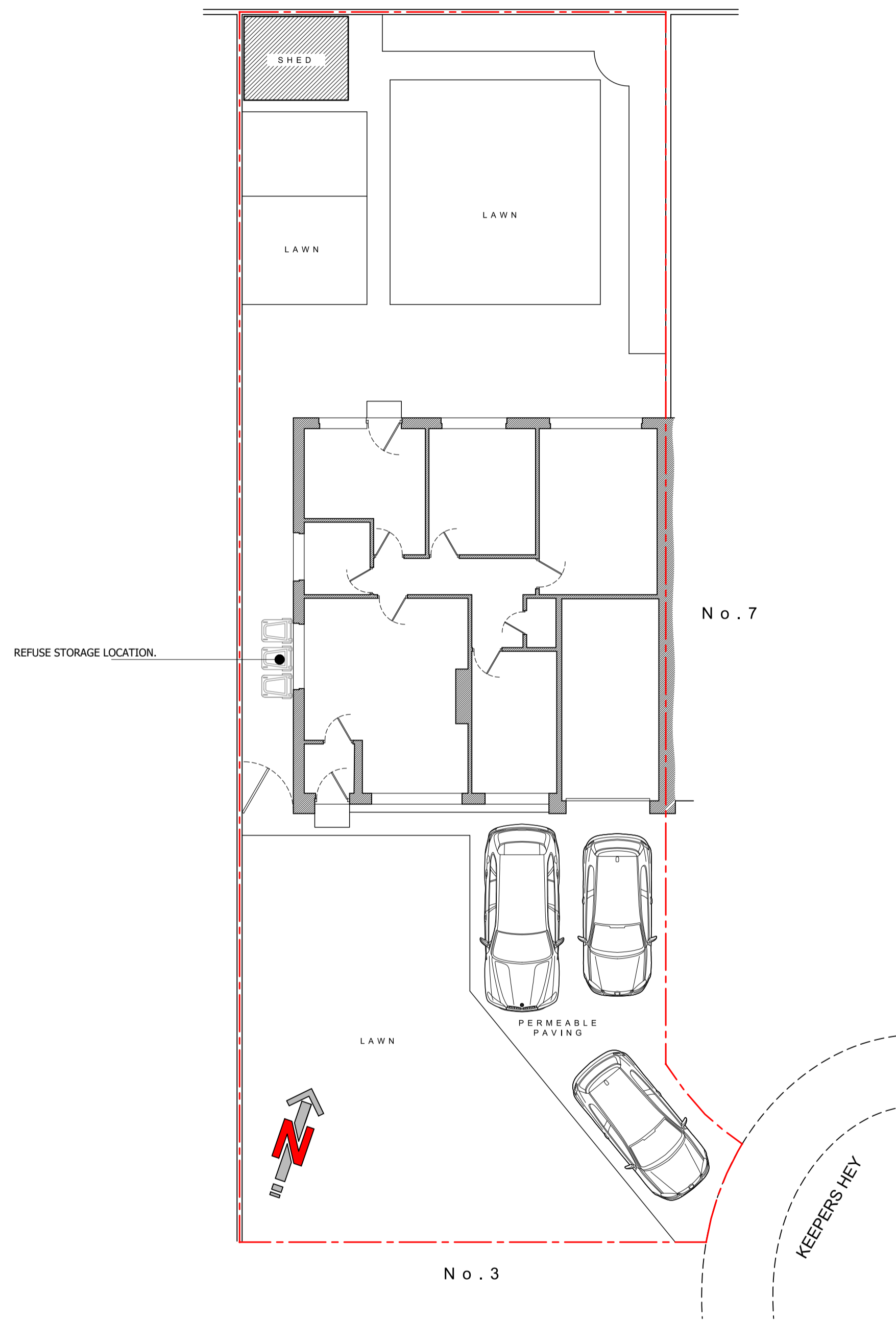


PROJECT
 5 KEEPERS HEY,
 THORNTON-CLEVELEYS,
 FY5 2HL

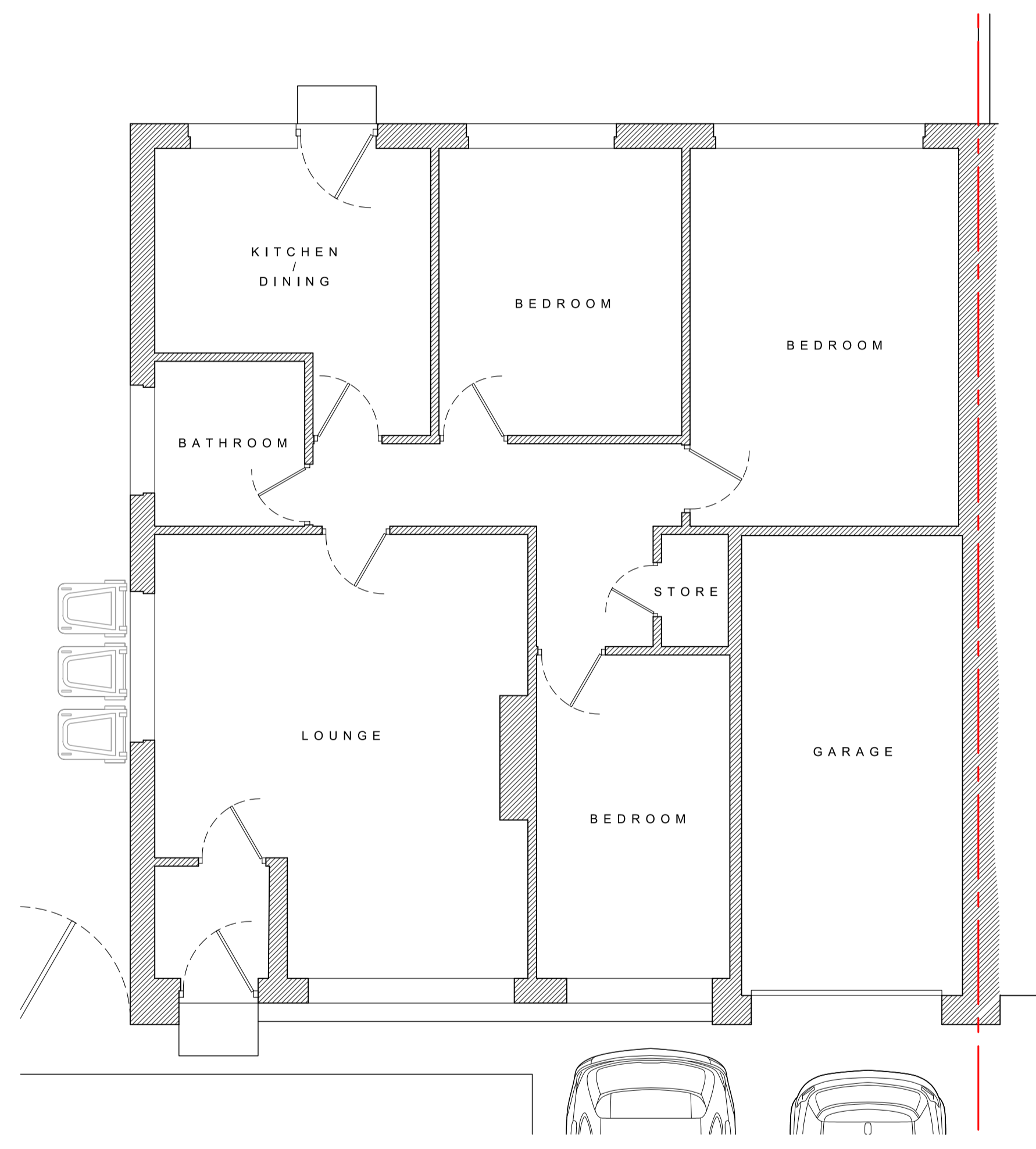
DRAWING
 LOCATION PLAN

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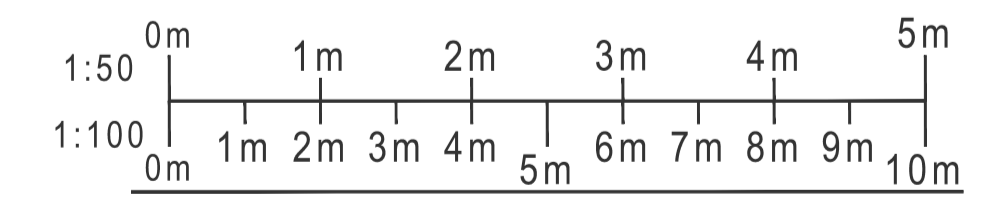
W abbotthull.co.uk T 01253 846420
 E info@abbotthull.co.uk M 07725 005247



EXISTING SITE PLAN
1:100



EXISTING GROUND-FLOOR PLAN
1:50

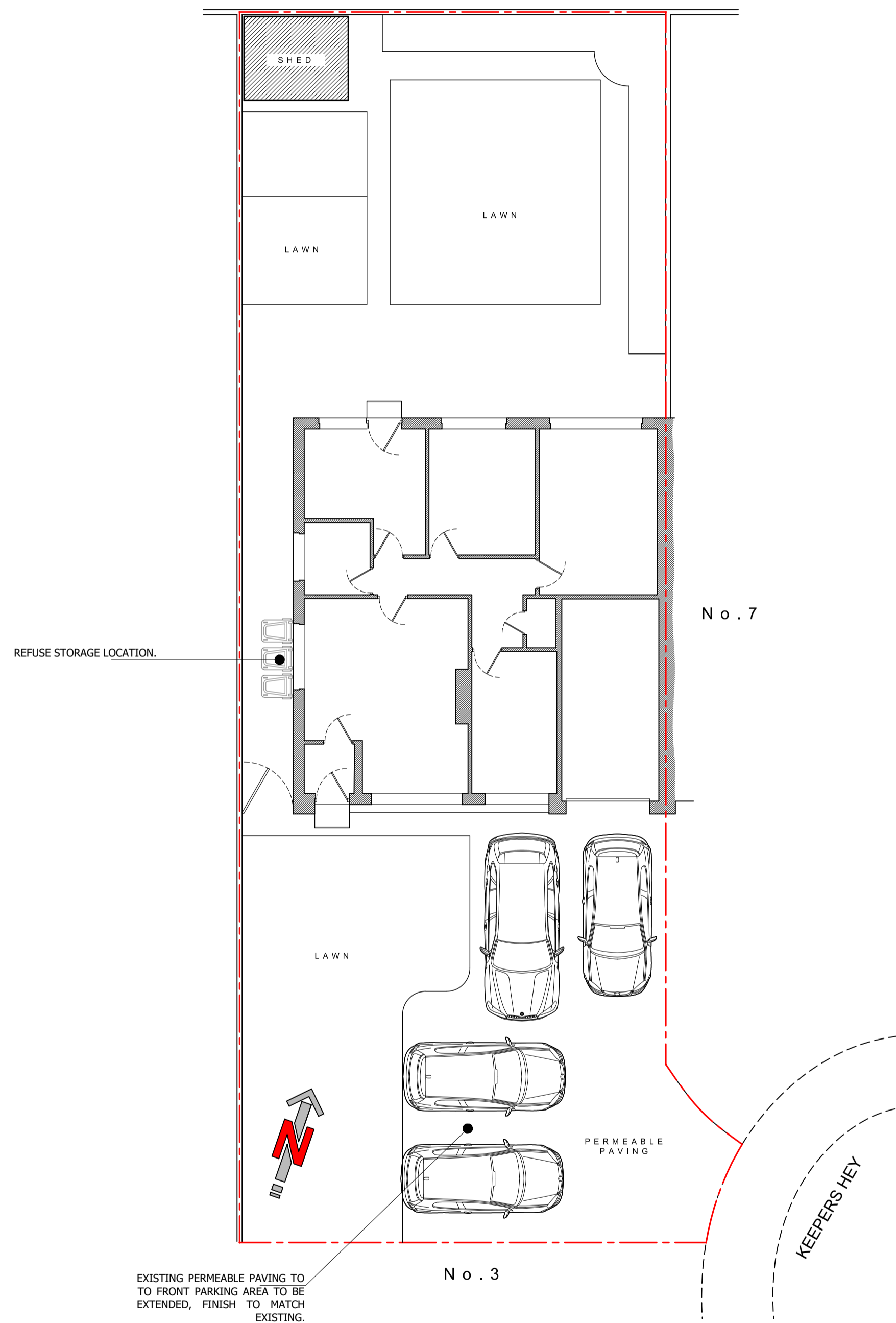


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THORNTON-CLEVELEYS,
FY5 2HL

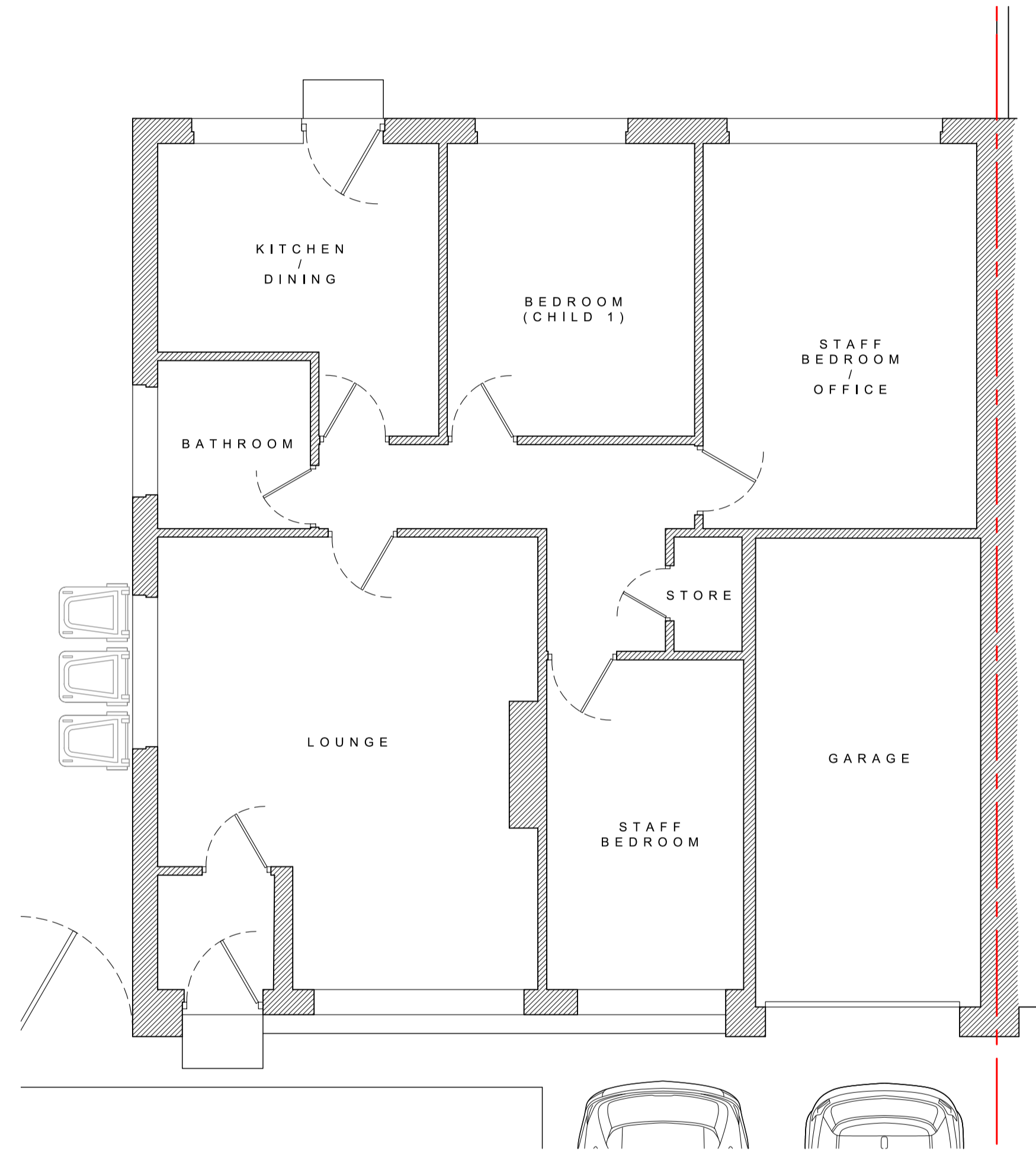
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EXISTING PLANS

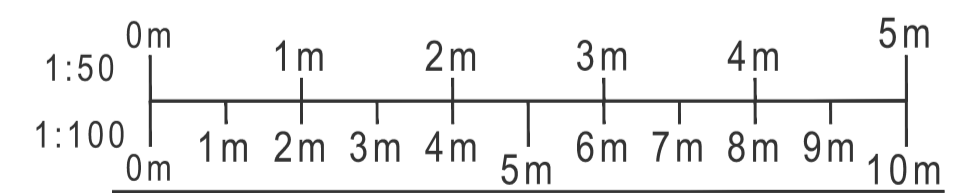
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PROPOSED SITE PLAN
1:100



PROPOSED GROUND-FLOOR PLAN
1:50



PROJECT
5 KEEPERS HEY,
THORNTON-CLEVELEYS,
FY5 2HL

DRAWING
PROPOSED PLANS

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