

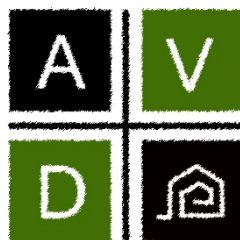
PLANNING STATEMENT

TO SUPPORT APPLICATION FOR LAWFUL DEVELOPMENT CERTIFICATE

‘THE PROPERTY IS TO BE USED AS A
PRIVATE DWELLING AS A HOME FOR UPTO 3
CHILDREN OR YOUNG PEOPLE WITH TWO
RESIDENT CARERS SLEEPING OVERNIGHT
AND LIVING TOGETHER AS A SINGLE
HOUSEHOLD (USE CLASS C3).’

8 STELLE WAY, GLENFIELD LE3 8HN

REF. 804-SWG-PS (-)



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1.0 INTRODUCTION & PURPOSE

- 1.1 The Planning Statement is to support the submission for a Lawful Development Certificate for the property to be used as a private dwelling (Use class C3) as a home for up to three children or young people with two resident carers sleeping overnight and living together as a single household at No. 8 Stelle Way, Glenfield LE3 8HN.

2.0 SITE ASSESSMENT

- 2.1 The site sits within an established Residential area of Glenfield and within a Cul-de-sac predominantly large detached houses with off street parking but evident from a site visit and Google maps that cars do park on Road within the Cul-de-sac itself.

The house itself in terms of ground floor accommodation provides an office, Wc, utility, opening plan kitchen / dining area with social spaces such as Lounge and Conservatory, a large amenity garden and double garage for additional parking or storage. The 1st floor accommodation comprises of a Bathroom and 5 Bedrooms and 2 with en-suite facilities.

No 8 Stelle Way has been rented out for a number of years and the last tenant of the property had a family of 6 children plus 2 adults creating a family of 8 persons.



Fig. 1 Front Elevation



Fig. 2 Rear Elevation

3.0 SITE LOCATION PLAN

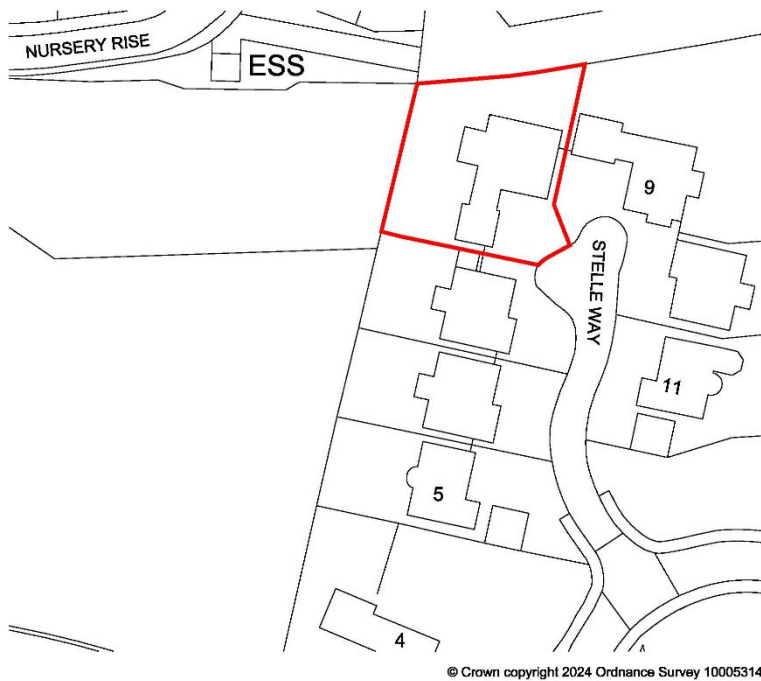


Fig. 3 Location Plan

4.0 DESCRIPTION OF THE PROPOSAL

- 4.1 The application is to be used as a private dwelling (Use class C3) as a home for up to three children or young people with two resident carers sleeping overnight and living together as a single household, The proposal is to provide short, medium and long-term care for three children aged 8-18 (OFSTED).

The aim is to look after local young people from a trauma background and provide them with a family setting.

Like a family, staff (in effect their corporate parents) and young people will prepare food and share meals together. Meal times are some of the best times to engage, discuss and have quality time with young people and staff.

The applicant will provide a family setting to all the young people.

The running of the home echoes a regular family environment e.g. wake the young people up, get breakfast ready for them, take them to school, evening and weekend activities and make sure they go to bed.

Staffing support will be in line with the children's supervision requirements, and will be focused on children residing in group living environment, in order to prepare them for when they leave the care system.

The applicants have indicated that there will be two staff members on site 24/7 who will be awake overnight. In addition there will be one Home Manager on site between the hours of 9am-5pm.

In a children's home where staff typically work a shift pattern of 1 day on and 2 days off, the car traffic flow would likely follow a predictable pattern.

Day On: On the day when staff members are on duty, there would be a slight increase in traffic as they arrive at the facility at the start of their shift and leave the following morning. This is no different to a conventional family home. This could occur in shifts depending on the number of staff members and the operational requirements of the home.

There will be one visitor at a time permitted to the children's home which will be on a planned appointment basis only.

There might still be occasional visits by social workers or clinicians for administrative purposes, meetings, or training sessions. Overall, the traffic pattern would fluctuate based on the shift schedule, with peaks during staff on-duty days and lows during their days off.

Meetings and training may not always take place in the home. Social worker visits every 6 weeks, however, this may not also be within the home, clinicians visit as and when required, based on the needs of the child or young person.

On average, professional visitor appointments are 1-2 times per month. Many therapeutic appointments will be conducted outside of the children's home as they will occur during the school day and on school premises with the school as lead facilitator.

5.0 PLANNING USE

- 5.1 Under the Town and Country Planning (Use Classes) Order 1987 (England) (As amended), C3b is defined as 'not more than six residents living together as a single household where care is provided for residents.' This falls within the same use class C3, as C3a, 'a single person or by people to be regarded as forming a single household.' As such, no change of use would take place and hence Planning Permission would not be required.

6.0 PARKING

- 6.1 There is established Parking for at least 3 No car spaces and use of the Garages.

There is additional free parking on Stelle Way heading east with in excess of 15 car parking spaces available.

Traffic movement in respect of comings and goings are not considered to be any different from that associated with many dwelling houses. The comings and goings associated with the use will not be materially different from a typical residential household.

It is maintained that the proposed use as detailed in this supporting statement would not be materially different than a typical household.

Many families have two or more cars and receive wider-family visitors on a regular basis.

Since the start of the pandemic many people now work from home and so there are more deliveries at all times of the day as people are now often home to collect parcels for both personal and work purposes. That said, it would be reasonable to expect that many household essentials such as food, toiletries and other items of necessity will be delivered with on-site staff taking receipt.

7.0 CONCLUSION

- 7.1 It is evident that the existing use of the property remains in Use Class C3.
- 7.2 There would be visitors to the property, this whether they are family of the children being cared for or other professionals, but it would be unjustifiable to restrict a C3b residential for the proposed use that provides a home environment for children.
- 7.3 The proposal would not generate significant additional traffic in the area, nor impact amenity, with a maximum of up to three children residing at the house at any one time – equivalent to existing family homes within the area.
- 7.4 Notwithstanding this, it is also maintained that in Planning terms, there is no material difference between the proposed use and a typical C3a or C3b household.
- 7.5 It is suggested that Planning Permission is accordingly not required for the proposed use, which could lawfully place within the subject premises and a Lawful Development Certificate should therefore be granted.



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