

Design & Access Statement

Submitted in support of

Change of use from dwelling to care home for 1 child

Client

Mr W Cooper

Project Address

3 Shenton Close

Stoke Golding CV13 6HL

Prepared by

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Project Overview

The applicant seeks to use the dwelling as a care home for one child.

No works of alteration or conversion are proposed.

Design & Access Issues

This Design & Access Statement (DAS) explains the design rationale behind the planning application. The Statement includes a written description and justification of the development proposal. The DAS will explain and justify the concepts and objectives of good design thinking on which a development proposal is based, and how these will be reflected throughout the scheme. It will also consider the following aspects of the proposed development;

- Access
- Character
- Community Safety
- Environmental Sustainability
- Movement

Accessibility

Access by disabled persons

The dwelling has adequate accessibility – in that it is already in use as a dwelling. For all intents and purposes there is no change in accessibility requirements. No works are proposed.

Energy Efficiency/carbon reduction

No works are proposed.

Sustainable Materials

No works are proposed.

Waste Management

No works are proposed.

Character

Site

The property is a three bedroom semi-detached house, and will remain as existing. No works are proposed.

Amount & Layout

No works are proposed.

Scale

No works are proposed.

Appearance

There is no change in appearance.

Landscape Design

No landscaping is proposed.

Community Safety

The development has no impact on community safety.

Movement

Vehicle Movements

The development will result in up to 8 movements per day – not dissimilar to current movements to and from the site.

Vehicle Routing

No change is proposed.

Parking

There is existing space for up to 4 cars. No works are proposed.
A cycle rack will be fitted in the rear garden area.

Physical & Social Context

There is no change.

Policy Context

For all intents and purposes there is no change. The use will remain as existing.
National Policy favours the provision of small scale care homes.

Drainage

No change is proposed.

Conclusion

The development has minimal impact and will enable care for some of the most vulnerable within our community.

G D Humphreys

Dated 16 February 2026