

## PLANNING AND DESIGN AND ACCESS STATEMENT

**Application Type:** Change of Use from Class C3 (Dwellinghouse) to Class C2 (Residential Institution – Children's Home)

**Site Address:** 141 Heath Lane, Earl Shilton, Leicester, LE9 7PF

**Local Authority:** Hinckley and Bosworth Borough Council

**Applicant:** Mr Zunaid Akbar Anwar of Aspire Rise Care Ltd

**Agent:** Faizal Osman, 13 Architectural Consultants Ltd

**Date:** 30th June 2025

### Introduction

My clients - Mr Zunaid Akbar Anwar of Aspire Rise Care Limited at 141 Heath Lane are proposing to seek planning permission for the change of use of the residential dwelling (Use Class C3) to a children's home to accommodate a maximum of **three** children aged between 8 and 18 years old (Use Class C2).

### Site Location and Accessibility

The site is located at **141 Heath Lane, Leicester, LE9 7PF**. It lies within a predominantly residential area in the western part of Leicester, within the village of Earl Shilton, and benefits from good access to both local and regional highway networks.

**Heath Lane** connects to the **B4668 (Hinckley Road)**, a main route providing access to nearby urban centres such as Hinckley and Leicester. The B4668 also links to the **A47**, a key arterial route that connects directly to the **A46** and the **M1 motorway**.

The **M1 motorway**, located approximately **7 miles east of the site**, is one of the UK's major north-south routes, offering fast and direct connections to a wide range of regional and national destinations. Junction 21 of the M1 is easily accessible via the A47 and A563 outer ring road, providing seamless travel to **Nottingham, Derby, Leeds**, and other cities to the north, as well as **Northampton, Milton Keynes, and London** to the south. This strategic location makes the site highly suitable for developments that require efficient transport connectivity, including residential, employment, or mixed-use schemes.

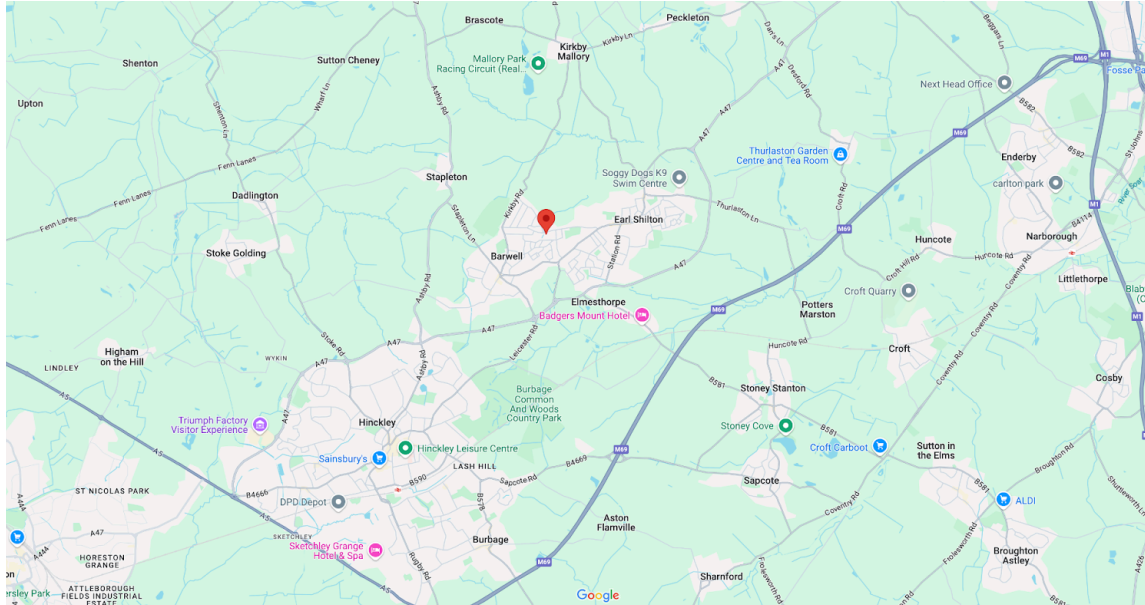
The surrounding highway infrastructure, including local distributor roads such as **Station Road** and **Leicester Road**, supports efficient vehicular access to and from the site. The area is served by several local bus routes offering regular services to Leicester, Hinckley, and surrounding settlements. **Hinckley railway station**, located within a short drive, provides national rail connections to destinations such as Birmingham, Coventry, and Leicester.

In terms of local facilities, the site benefits from its proximity to a range of amenities. There are several primary and secondary schools nearby, including **Heath Lane Academy** and **Townlands Church of England Primary School**. Local shops, supermarkets, medical centres, and community services are located within Earl Shilton and the neighbouring area of Barwell. Additionally, the area features several parks and green spaces, including

**Weavers Springs** and **Wood Street Park**, which offer opportunities for leisure and outdoor activities.

Overall, the site at **141 Heath Lane** is considered to be in a sustainable and accessible location, supported by a well-established network of local amenities and transport infrastructure. Its proximity to the **M1 motorway** enhances its connectivity and positions it well to accommodate a range of planning uses, subject to the appropriate consents.

The map below highlights this.



Also within CLOSE PROXIMITY to AMPLE AMENITIES and AWARD-WINNING PUBLIC TRANSPORT LINKS.

The site is also in Flood Zone 1, so there is no risk of flooding at this site. We are not proposing any increase of the permeable area or sleeping on the ground floor, the first floor is above the modelled flood risk level and a safe refuge, therefore, the risk will not be increased or affected. A flood risk assessment will also be completed with this application.

Mitigation measures will be incorporated into the design to manage residual flood risk, including safe access and egress routes where feasible. The proposed development has been carefully designed to ensure that the **flood risk is not increased on-site or elsewhere**. Further information on this can be found in the flood risk assessment submitted with this application.

The property benefits from a rectangular rear garden and 3 off-street parking spaces - 2 on the front of the driveway and one space in the garage. Our proposal will include these **three** parking spaces for staff and visitors. The proposed change of use to a children's home is not expected to have any significant impact on parking conditions compared to the existing residential use. The current property also has on-street parking and benefits from any off-street parking provision. No parking-related issues have been reported, and you can see in the photo below that there is plenty of parking on the street as well.



In its current form as a family home, it is typical for multiple occupants (such as both parents) to own and use vehicles. In contrast, the proposed use as a children's home will involve a lower level of car usage. Only one staff member will be present on-site at any given time, typically arriving in a single vehicle. Where possible, staff will also be encouraged to make use of public transport and sustainable travel methods, including cycling.

Given this reduced parking demand, we are confident that the existing on-street parking arrangements will remain adequate and will not give rise to any additional pressure or highway safety concerns.

### **The Property**

The proposal does not alter the visual appearance or structure of the existing building from any ELEVATION. Whilst the change of use would result in the loss of a family house, the proposed 3-bed children's home will be a managed provision where assisted living is provided for the residents, which is an alternative form of residential accommodation. We consider the principle of the use to be following the Local policy.

Whilst some comings and goings to and from the house may change in character, the property will be used in a way that is similar to a typical family house and as such, We do not consider the proposal would materially affect the amenities of neighbouring properties or result in a detrimental impact on the residential character of the surrounding area subject to a condition limiting the number of residents at one time.

In terms of the host property, each of the bedrooms will be provided with a good outlook from the existing windows. We consider that an acceptable level of amenities will be provided in terms of outlook and natural light for each of the residents.

There is an adequate garden area at the rear of the house, screened by a boundary fence which would provide a satisfactory private amenity area, storage for cycles within the existing store to the side of the house, and a bin storage unit is part of the proposal. The residents have ample green space for them to socialise and relax outside the property.

## The Proposal

Mr Zunaid Akbar Anwar is part of an independent organisation with experienced social work personnel aiming to provide a high-demand service within Leicester.

The dwelling on Heath Lane is in the process of registering a Children's home for vulnerable children at risk of harm.

It will provide social work activities to the community and support the children. The service provides short-, medium & long-term care for children aged between 8– 18 years who have experienced developmental difficulties or placement breakdowns, including family, foster and residential displacements.

The dwelling on Heath Lane will apply a supportive model of care to give children an opportunity for personal growth and development by:

- Keeping children safe and healthy
- Helping children to express their feelings and ensure they are listened to
- Helping children remain in touch with and have news about family and others who are important to them, or to know why this cannot happen
- Ensuring they are told clearly what they can and cannot do through a children's guide.
- Ensuring children are treated fairly and equally to others, regardless of their background, including gender, disability, or ethnicity, through our equality policy.
- Ensuring that children are allowed to develop and follow hobbies or interests as part of their wishes and feelings, as developed in the 2015 Children's Homes Regulations Quality Standards.
- Ensure children continue to attend the education and health services they need.

The home will provide a home for up to three children aged between 8 and 18 years of age, referred to us by the Local Authority. We aim to refrain from supporting children in accommodations that appear institutionalised and instead provide accommodation that presents as homely and comfortable.

There will be a maximum of 4 people in total living in the home: **3 children and 1 Staff** who will be on the premises 24/7. Staff will be working shifts with residential staff staying over the weekend, including Friday.

141 Heath Lane will house **three** individuals, maximum (3 young people). The individuals will be assessed for compatibility to reduce behaviours through in-depth assessments before admission.

The Staff will consist of one member per shift, including 24-hour supervision. The shift patterns are as follows: 7 am-2:30 pm; 2 pm -10 pm; and 10 pm-7 am.

TOTAL STAFF 2 FULL TIME; HOWEVER, NO MORE THAN 1 STAFF ON-SITE AT ANYTIME, only during the changeover of shifts.

THERE WILL ALSO BE 2 PART-TIME FLOATERS TO COVER SHIFTS FOR HOLIDAYS AND WEEKENDS ETC

There will be minimal cars in the vicinity as our staff are picked up from their homes to come to work, and we will encourage the safe use of public transport and cycle-to-work schemes with new cycle store racks proposed within the store to the side and three off-road parking spaces will be maintained as part of this proposal. The bin store is proposed on the side of the property.

### **Local Services, Facilities and Accessibility**

The application site at **141 Heath Lane, Earl Shilton, Leicester, LE9 7PF** is located within a well-established residential area and benefits from good access to local services, amenities, and public transport options. The site is considered to be in a **sustainable and accessible location**, consistent with national and local planning policy objectives, which promote development in areas with existing infrastructure and community services.

There are bus stops within a short walking distance of the site, located along **Hinckley Road (B4668)**, offering regular services to **Hinckley, Leicester**, and surrounding settlements. This level of connectivity provides viable alternatives to private car use for both residents and employees. The site is well-positioned to support **sustainable travel behaviours**, and the use of public transport will be actively encouraged as part of the site's future operation.

**Earl Shilton town centre** is within **walking distance** and offers a **range of essential day-to-day services and retail outlets**. These include:

- **Tesco Express**
- **Co-op Food**
- **Boots Pharmacy**
- **Greggs**
- **Heron Foods**
- **Domino's Pizza**
- A variety of **independent takeaways, barbers, cafés, and convenience shops**
- **Post office services, charity shops**, and other local businesses support the community.

This mix of services provides a strong neighbourhood centre that supports the daily needs of residents and workers, reducing the necessity for longer car journeys.

In addition, the larger service centre of **Hinckley town centre** is located approximately **3.5 miles** to the south-west and is **reachable within 10–12 minutes by car**. Hinckley provides an extensive range of shopping, leisure, health, and employment opportunities. Key facilities in the town include:

- The **Crescent** retail and leisure complex, home to **Sainsbury's, Cineworld, TK Maxx, Costa Coffee, Prezzo**, and more
- A wider **high street offering** including **Wilko, Argos, Superdrug**, banks, and estate agents
- **Hinckley Leisure Centre**, with gym and pool facilities
- **Argents Mead Park**, a well-maintained public open space
- A regular programme of **community events and markets**

Several **major supermarkets** are also located within a short driving distance of the site:

- **Asda** – Barwell Lane, Hinckley (approx. 2.4 miles)
- **Lidl** – Hawley Road, Hinckley (approx. 2.8 miles)
- **Morrisons** – Normandy Way, Hinckley (approx. 3.2 miles)
- **Co-op Food** – Barwell High Street (approx. 1.6 miles)

The strong network of local facilities, combined with good public transport accessibility, underlines the **suitability of the site for development**. The location aligns with policy aims for **sustainable growth**, providing easy access to employment, education, retail, and community services.

Visitors will be on planned appointments only. These will be either a YP's social worker or other professionals supporting them, or a relative. These will be timed appointments in the house or outside the premises. On average, professional visitor appointments can be once or twice a month, as most therapeutic appointment staff will take the YP to the appointment outside the premises.

These YPs are very vulnerable and need a home that is committed to nurturing them to bring the best out of them and modifying behaviours to secure a better, stable future. The therapeutic input would be to help the clients self-regulate their emotions with staff supporting them by following Person Centred Behaviour Plans and Interventions.

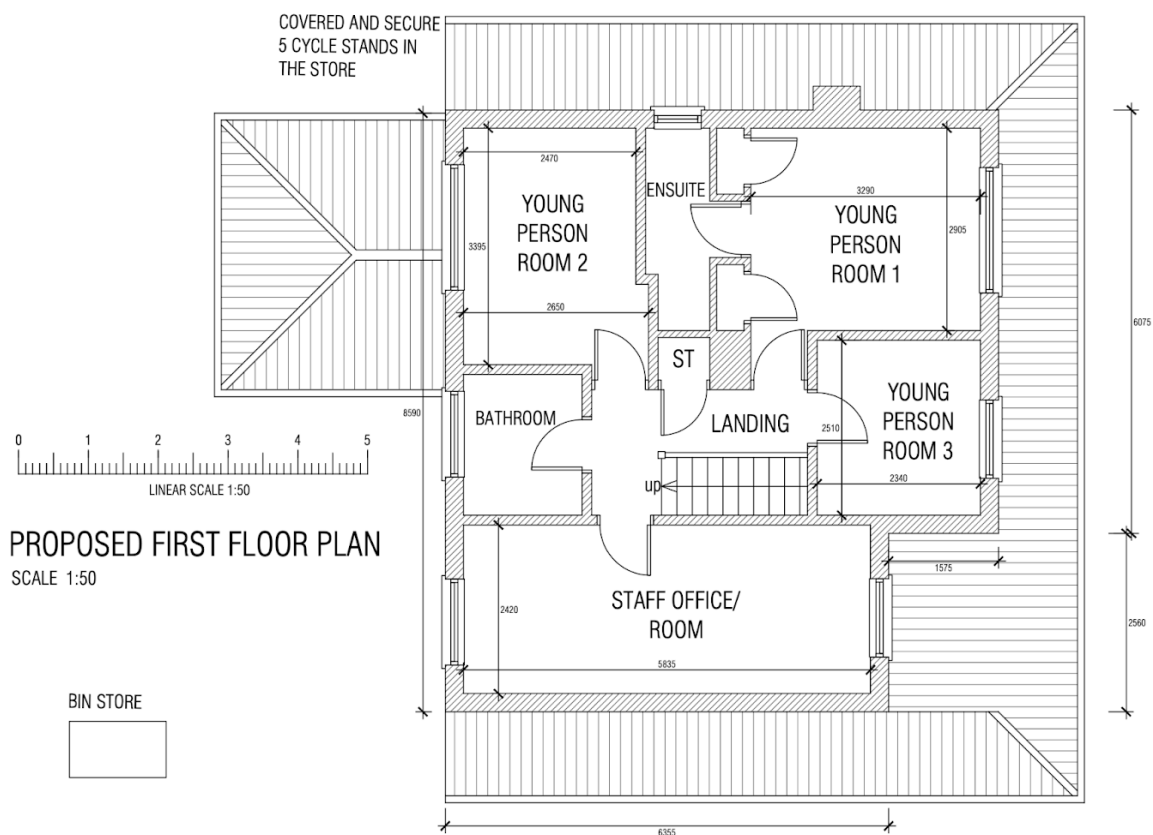
The dwelling is a detached property and therefore noise transfer will be very minimal as there are no shared walls between the property and the neighbours.

Currently, the ground floor comprises a porch, hallway, WC, garage, lounge, kitchen, dining room, sunroom, and a store to the side.

Upstairs comprises 3 x large double-sized bedrooms and 1x smaller double-sized bedroom. There is 1 x shower room ensuite and one family bathroom upstairs, which will be used by the young people. 3 bedrooms will be for the 3 young people.

The office will be used by staff members to sleep on-site during their shifts; therefore, no children will be sleeping downstairs, although the bedroom downstairs is currently already being used by the residents.

The proposed first-floor plan is attached to illustrate this.



A locality risk assessment will be carried out, and the home shall have house risk assessments, individual children risk assessments, activity risk assessments, as well as policies to mitigate any existing community risks. Management of the home will ensure that the home complies with Fire Safety Regulations before and after commissioning.

Fire Risk Assessment will be carried out by a fully qualified consultant. The effectiveness of the fire safety measures will be inspected by the regulator (Ofsted) before opening the proposed Children's home as part of their quality assurance and compliance monitoring.

This is a well-presented property set over two floors and provides good-sized accommodation, making it an ideal children's home for 3 young people.

All visits to the home shall be risk assessed and conform to National Covid guidelines as well as our safeguarding policies and procedures. Statutory visits by social workers are pegged at once in 6 weeks, while all other visits, including maintenance and repairs, will fall under child protection rules, including enhanced DBS for practitioners such as child psychologists and tutors. Professional meetings and strategy meetings shall be held over social media such as Zoom or Microsoft Teams, and these will be reviewed following government guidelines.

We believe that children in care should be offered the same opportunities as other children; and that we should work together with them and others involved in their care and welfare to diminish as far as possible the impact of their past experiences of rejection, abuse, neglect, exploitation and exclusion. Each child will have their care plans, and all our looked-after children are expected to conform to our Behaviour Management policy, which outlines the expectations from the staff team on how to manage any such behaviours and the training that will be in place to equip our staff team with the level of skills needed.

### **Relevant Planning Permission Nearby**

There is no Relevant Policy relating to this application.

### **National Planning Policy Framework (2021)**

The National Planning Policy Framework establishes the key principles for proactively delivering sustainable development through the development plan system and determining planning applications. It sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has 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 objectives are:

- An economic objective
- A social objective
- An environmental objective

For decision-making, 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 policies which  
Are most important factor for determining whether the application is out-of-date, granting permission unless:



i. 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

ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits,

iii. when assessed against the policies in this Framework taken as a whole.

IV. Always work proactively with applicants to find solutions, which means that proposals can be approved wherever possible.

### **National Planning Policy Framework (NPPF) 2021**

The NPPF outlines the government's planning policies and how they should be applied. Relevant sections include:

- **Paragraphs 2 and 11:** Establish a presumption in favour of sustainable development.
- **Paragraph 130:** Ensures developments function well and contribute positively to the local area.
- **Paragraphs 159 and 167:** Address flood risk and drainage considerations.
- **Paragraphs 111 and 112:** Discuss highway considerations, emphasising the need for developments to be accessible and sustainable.

### **Hinckley and Bosworth Borough Council Planning Policy**

Hinckley and Bosworth's planning framework is shaped by the adopted **Core Strategy (2009)** and **Site Allocations and Development Management Policies DPD (2016)**, with a new Local Plan currently in development. These documents set out policies that guide sustainable growth, housing development, and community well-being. Key policies relevant to the development of children's homes include:

#### **Policy DM12: Residential and Community Uses**

This policy covers development proposals for residential institutions, including care homes (Use Class C2). It ensures that such developments:

- Are appropriately located within or adjacent to settlement boundaries.
- Respect the character of surrounding residential areas.
- Include sufficient parking and access arrangements.
- Do not cause unacceptable impact on local amenity.

### **Policy DM17: Transport and Sustainable Travel**

This policy encourages developments to:

- Incorporate sustainable transport measures.
- Be accessible by walking, cycling, and public transport.
- Include travel plans where appropriate, especially for larger developments or those with specific staffing/visitor needs.

### **Policy DM10 & Design Guidance (SPD)**

Design policy encourages high-quality, context-sensitive development that:

- Reflects the character and identity of local areas.
- Protects residential amenity.
- Applies local design guidance, including relevant Village Design Statements (e.g. Burbage, Barwell).

These policies ensure that the development of children's homes in Hinckley and Bosworth aligns with local character, transport sustainability, and community infrastructure.

### **Leicestershire County Council Children's Services Policies**

As Hinckley and Bosworth falls under the jurisdiction of **Leicestershire County Council**, children's social care is managed at county level. Relevant policies and strategies that guide the development and operation of children's homes include:

#### **Children's Homes Procedures**

These procedures govern the establishment and operation of children's homes in Leicestershire, ensuring:

- Compliance with Ofsted and safeguarding standards.
- Appropriate staffing, supervision, and care quality.
- Integration into the local community and service networks.

### **Placement and Sufficiency Strategy**

This strategy sets out Leicestershire's plan to:

- Ensure sufficient local placements to meet demand.
- Reduce reliance on out-of-area or emergency placements.

- Expand the range and availability of children's homes across the county, including in Hinckley and Bosworth.

### **Corporate Parenting Strategy**

The strategy outlines the County Council's role as a corporate parent, focusing on:

- Ensuring that children in care have stable, supportive placements.
- Promoting access to education, health, and social opportunities.
- Prioritising the voices and outcomes of care-experienced young people.

These strategies ensure that children's homes in Hinckley and Bosworth are part of a coordinated county-wide approach to high-quality care, placement sufficiency, and long-term well-being for children in need.

### **Summary**

Together, Hinckley and Bosworth's planning policies and Leicestershire County Council's children's services strategies support the responsible development of children's homes by ensuring:

- Appropriate siting and design that fits local character (Policy DM12, DM10).
- Sustainable travel and access planning (Policy DM17).
- Compliance with children's care standards, placement sufficiency goals, and corporate parenting responsibilities.

### **Planning Considerations**

Planning applications must be determined per the provisions of the Development Plan unless there are material considerations which indicate otherwise, and whether those material considerations are of such weight that the adopted policies of the Development Plan should not prevail concerning any proposal. The following are material planning considerations in the determination of this planning application:

The principle of development

Impact on Character and Appearance of the Area

Impact on Residential amenity

Highway and parking implications

Several issues tend to arise concerning privately registered children's homes and whether or not planning permission is required. The Town & Country Planning (Use Classes) Order 2015 (as amended) distinguishes a range of uses of buildings and specifically permits changes of use from one use to another within individual classes. Where

activity results in a material change of use of a building to a use falling within a different use class, then planning permission will be required.

Depending on the circumstances of each case, a children's home will either fall into Class C2 or C3. Use Class C2 (Residential Institutions) of the above Order reads as follows:

- Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)).
- Use as a hospital or nursing home.
- Use as a residential school, college or training centre. Use Class C3 (Dwelling houses) reads as follows:

Use as a dwelling house (whether or not as a sole or main residence) by —

- (a) a single person or people to be regarded as forming a single household;
- (b) not more than six residents living together as a single household where care is provided for residents; or
- (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).

A material change of use from Class C3 to C2 amounts to development requiring planning permission. There is therefore a potential requirement for planning permission to use a dwelling house as a children's home. The starting point is to first establish, as a matter of fact and degree, whether such a use would constitute a change of use from C3 to C2. Class C3 (b) of the Town and Country Planning (Use Classes) Order, as amended, refers to "use as a dwelling house by not more than six residents living together as a single household, (including a household where care is provided for residents)." If a children's home were being run on this basis, with children being looked after by a permanent occupant of the dwelling, there would be no requirement for planning permission.

However, the matter is less clear when the care is based on shift patterns. In the North Devon District Council [2003] case, Justice Collins made the point that children "need to be looked after. They cannot run a house. They cannot be expected to deal with all the matters that go with running a home ... children are regarded as needing full-time care from an adult, someone to look after them, someone to run their lives for them, and someone to make sure that the household operates as it should." The North Devon judgement confirms that it is unrealistic to expect children to look after themselves in a single household. It also clarified that carers who provided 24-hour care but were not residents could not be regarded as living together in a household. The concept of living together as a household means that a properly functioning household must exist, and children and carers must reside on the premises. In such circumstances, the user cannot, therefore, be considered to fall within Class C3 (b). A children's home run on shift patterns could not be considered to fall within Class C3 (a), because clearly, this is not the occupation of a dwelling house by a single person or people living together as a family.

Equally, C3(c) distinguishes groups of people living together as a single household, which could, for example, include people with lodgers, or student accommodation for up to six individuals. Children's homes based on shift patterns would not be considered to fall into these criteria either. Following an assessment of case law and the Inspector's decision of 2010 at Stockport, the use of premises as a children's home will generally be held to fall within Class C2 of the Order (Residential institutions).

However, despite the above, it has to be taken into consideration as to whether the change from C3 to C2 has amounted to a material change of use and if not, then it does not amount to development which requires planning permission. So it is possible to conclude that no material change of use has occurred if there is no material difference in activity from that which may be anticipated in the case of conventional residential use.

Therefore, if the premises have the look and character of a conventional residential dwelling, and the use gives rise to no greater level of disturbance or amenity effects than could be generated by a C3 use, then no material change of use has occurred.

Should the carers be living on the premises full-time, and have no other permanent address, the likelihood is that this may amount to a C3(b) use even where substantial internal adaptation of the building has taken place.

Concerning this current application, it is considered that the proposed ratio of two carers (working in shift patterns) to two resident children would constitute a material change of use. Given that the carers are not residing at the property except for weekends and are providing 24/7 care with comings and goings outside of what would usually be expected under C3(a), it is considered reasonable to arrive at such a conclusion.

### **The Principle of Development**

There will be no impact on the character or appearance of the area, as this application does not propose any external alterations to the dwelling, apart from the addition of a small bin store to the side and the installation of cycle racks within the existing store. The residential character of the property will remain unchanged. The bin store will be discreet and not visible from the front, and the cycle racks will be fully enclosed within the current store. As a result, there will be no effect on the visual amenities of the street scene or the wider character of the area.

### **Impact on Residential Amenity**

The development works will not be significantly detrimental to the amenities enjoyed by existing or new occupiers of nearby uses. Development proposals that meet the criteria and provide a satisfactory relationship will be supported.

At present, the application property is a dwelling house under Use Class C3 and could, now and in the future, be occupied by a traditional family unit that could include several children and therefore have the noise and disturbance associated with family life.

It is readily acknowledged that the proposed use of this building could create some element of noise and disturbance. It is also readily acknowledged that the children to be placed within the home are unlikely to have a relationship with one another. This could lead to increased noise and disturbance compared to a traditional family unit; however, three children within the property would not tip the planning balance, which would mean the application would be considered for refusal.

My clients could convert the house into a 5-bedroom HMO WITHOUT THE NEED FOR PLANNING PERMISSION, OR INDEED FOSTER THREE CHILDREN AND AGAIN WOULD NOT REQUIRE PLANNING PERMISSION.

We can confirm that there will only be one carer on-site at one time, except for shift change-over, where there are likely to be two carers. The provision of two carers on site for a short period would unlikely give rise to noise or disturbance that is expected outside of a single-family dwelling.

Furthermore, we can confirm that, should visitors wish to visit the property, this will be on an appointment basis only and will only consist of one visitor a day. The applicant has confirmed that;

“One Visitor will be on planned appointments only. These will be either a Young Person's social worker or other professionals supporting them, or a relative. These will be timed appointments in the house or outside the premises. On average, professional visitor appointments can be once or twice a month, as most therapeutic appointments staff will take the YP to the appointment outside the premises.”

Furthermore, the dwelling house could operate as a home of multiple occupations for up to 4 residents without the need for planning permission.

The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise complaints be received.”

The use carried out from the site address will continue to have the character and appearance of a conventional residential dwelling, will continue to be residential and will be in context with a dwelling of this scale. Therefore, it is considered, on balance, that the proposed use of the building will not be significantly detrimental to the amenities enjoyed by the existing or new occupiers of nearby uses.

### **Highways and Parking provision.**

The provision of cycle parking and proximity to public transport links provide opportunities for the use of sustainable modes of travel.

Off-street parking spaces maintained will ensure no impact on the neighbouring properties.

## **Site Access**

There is on-street parking available outside the property at **141 Heath Lane, LE9 7PF**, situated on an adopted unclassified road subject to a 30 mph speed limit. Based on a review of available traffic-collision data, there are no recorded personal-injury collisions on Heath Lane in the past five years. Consequently, no patterns of road-traffic collisions have been identified in this area that might be exacerbated by the proposed development.

Given this information, the proposal is deemed acceptable on highway safety grounds and cannot be resisted on highway safety matters.

## **Why Children's homes are a benefit to society and reduce the need for institutions**

**Children's homes are often considered better than institutions for a variety of reasons, especially when it comes to providing a more nurturing, personalised, and stable environment for children. Here are some key reasons why children's homes are seen as beneficial:**

- 1. Smaller, Family-Like Environment:** Children's homes are usually smaller in scale compared to large institutions. This allows for a more intimate and familial atmosphere, where children can receive individualised care and attention. In contrast, institutions can feel more impersonal and structured, making it harder for children to form close, emotional bonds.
- 2. Personalised Attention:** In children's homes, staff members can often focus more on the specific needs of each child. With fewer children to care for, caregivers can provide more tailored support for emotional, educational, and physical development. This personalised approach can help children feel more secure and supported.
- 3. Stable Caregiver Relationships:** In children's homes, children often stay with the same caregivers for a longer period, fostering stable and trusting relationships. In contrast, in institutional settings, children may face more turnover among staff, which can disrupt their emotional well-being and make it harder to form strong attachments.
- 4. Homelike Atmosphere:** A children's home aims to provide a more homelike environment, where children have a sense of belonging and normalcy. They may live in a setting that mimics family life, which can have positive effects on their emotional and psychological health. Institutions, on the other hand, can sometimes feel sterile or institutionalised, which can lead to feelings of alienation or disconnection.
- 5. Focus on Emotional and Social Development:** Children's homes tend to prioritise the emotional and social development of the children in their care. With a more family-oriented environment, children can have opportunities for social interactions, emotional learning, and nurturing relationships. Institutional settings may sometimes prioritise efficiency and structure over emotional well-being.
- 6. Better Educational Support:** In a children's home, caregivers often work closely with children to ensure they receive proper educational support tailored to their needs. They can better monitor academic progress and help with homework or tutoring. While institutions may provide education, the large number of children and a more rigid structure can limit individual attention.
- 7. Reduced Stigmatisation:** Children in institutions may sometimes face stigma because of the institutional setting itself. However, children's homes, while still providing care for children who need it, often offer a more private and less



**institutionalised living situation, which may reduce social stigmas and allow for a more integrated life.**

**While children's homes can offer more personalised and nurturing care, it's important to note that the quality of care can vary depending on resources, staff training, and the specific organisation involved. A well-run institution can also provide adequate care, but children's homes often have a greater chance of fostering a sense of belonging and stability.**

## **Conclusion**

In assessing this application, it is essential to strike a fair balance between safeguarding the residential amenity of the surrounding community and meeting the important need to provide appropriate accommodation for vulnerable children. Given the **small number of children** to be cared for and the presence of only **one on-site carer at any given time**, the proposal is not expected to generate any **greater level of activity, noise, or disturbance** than would typically arise from a standard family dwelling within Use Class C3.

Taking all relevant factors into account, and in the absence of any technical objections from statutory consultees, the proposal is considered to be **acceptable in planning terms**. It is therefore **recommended for approval**, subject to the **imposition of appropriate and reasonable planning conditions** to ensure the continued protection of local amenity and the safe operation of the use.

Faizal Osman

13 Architectural Consultants Ltd