



Planning & Operational Statement

Change of Use from C3 Dwellinghouse to C2 Residential Institution – Two-Place Children's Home

4 East Green, Barwell, LE9 8GH

1. Introduction

This statement has been prepared in support of an application for the change of use of 4 East Green, Barwell, LE9 8GH from a dwellinghouse within Use Class C3 to a Residential Institution within Use Class C2, for use as a small residential children's home.

The proposed home will accommodate a maximum of two young people at any one time.

The purpose of the development is to provide a safe, stable and nurturing residential environment for young people who require residential care and support.

The service has deliberately been designed as a small-scale provision so that young people can live within a normal domestic environment as part of the wider community.

The property will retain the appearance, character and day-to-day function of a residential home.

2. Proposed Use

The property will operate as a two-place residential children's home.

A maximum of two young people will reside at the property and each young person will have their own bedroom.

The home will provide 24-hour care and support delivered by appropriately trained residential care staff.

Support will be individually planned around the needs of each young person and may include:

- safeguarding and welfare support;
- emotional and behavioural support;
- assistance with daily routines;
- education and training support;
- support to attend appointments;
- development of independence and life skills;
- recreational activities;
- community engagement;
- family contact where appropriate;
- medication support where required; and
- implementation of individual care and placement plans.

The home will provide a structured but homely environment in which young people can develop stability, independence and positive relationships.

3. Use Class C2

The proposed children's home will operate as a professionally managed residential care establishment.

The young people will receive accommodation together with care and support from a rotating staff team operating on a 24-hour basis.

The staff providing care will work planned shifts and will not constitute permanent residents of the property.

The proposed operational arrangements are therefore consistent with the characteristics of a Class C2 Residential Institution.

The application is consequently made for:

Change of use from Use Class C3 dwellinghouse to Use Class C2 Residential Institution for use as a children's home accommodating a maximum of two young people.

4. Occupancy

The home will accommodate a maximum of two young people.

The small occupancy level is a fundamental part of the proposed service model.

Providing accommodation for only two young people enables the operator to provide highly individualised support while maintaining an environment that closely resembles an ordinary family home.

Each young person will have their own bedroom.

The remainder of the property will consist primarily of shared domestic facilities including:

- living accommodation;
- kitchen;
- bathroom facilities;
- communal areas; and
- private garden and outdoor amenity space.

Appropriate staff facilities will also be incorporated within the internal arrangement of the property.

5. Staffing Arrangements

The home will be staffed 24 hours per day, seven days per week.

Staffing levels will be determined according to the individual needs and risk assessments of the young people residing at the property.

The normal operating arrangement is anticipated to comprise a small number of residential care staff on duty at any one time, ordinarily around two staff, with additional management or professional attendance where required.

Staff will operate through planned shift patterns.

Shift handovers will be managed to minimise unnecessary overlap between incoming and outgoing staff.

The service will not operate as a large employment site and there will not be significant numbers of staff attending the property simultaneously.

Management and administrative functions which do not need to take place at the children's home will be undertaken elsewhere within the wider organisation.

6. Management and Regulation

The home will operate within a formal management and governance structure.

A Registered Manager will have responsibility for the day-to-day operation of the service, supported by the wider management and quality assurance structure of the provider.

The home will operate in accordance with the regulatory requirements applicable to children's homes in England.

The service will be subject to Ofsted registration and regulatory oversight before operating as a children's home.

The service will maintain comprehensive policies and procedures covering areas including:

- safeguarding;
- child protection;
- health and safety;
- medication management;
- behaviour support;
- missing-from-care procedures;
- complaints;
- emergency procedures;
- staffing;
- recruitment;
- training;
- incident management;
- visitors; and
- maintenance of the property.

This will provide a clear management framework for both the welfare of the young people and the effective operation of the property.

7. Domestic Character of the Property

A key principle of the proposed development is that the property will continue to provide a domestic residential environment.

The existing bungalow form will be retained and the property will continue to appear as a residential dwelling when viewed from East Green and neighbouring properties.

The submitted drawings demonstrate that the existing external character of the building is substantially retained.

There will be no commercial shopfront, public reception area, prominent signage or other external feature normally associated with a commercial or institutional premises.

The intention is specifically to create a home for two young people rather than an institutional environment.

8. Day-to-Day Operation

The day-to-day operation of the property will broadly follow the routine of a normal residential household.



During weekdays young people may attend:

- school;
- college;
- alternative provision;
- vocational training;
- healthcare appointments;
- therapeutic appointments; or
- other community-based activities.

Young people may be transported or accompanied by staff where appropriate.

Outside education and planned activities, the property will be used for ordinary residential activities such as:

- preparing and eating meals;
- completing schoolwork;
- watching television;
- recreational activities;
- relaxing;
- using the garden;
- spending time with staff; and
- developing independent living skills.

Weekend activities may include shopping, leisure activities, sports, family contact, community activities and recreational trips.

The property will therefore principally function as the young people's home.

9. Visitors and Professional Attendance

There may occasionally be visits from professionals involved in the care of the young people.

These could include:

- social workers;
- education professionals;
- healthcare professionals;
- reviewing officers;
- therapists;
- commissioning representatives; or
- other professionals involved in an individual young person's care.

Family members may also visit where appropriate and consistent with the young person's care arrangements.

Professional and family visits will normally be planned and arranged in advance.

The home will not be open to members of the general public and there will be no walk-in or customer-facing service operating from the property.

Professional appointments can be coordinated by the home's management to prevent unnecessary numbers of visitors attending simultaneously.

10. Traffic and Parking

Vehicle movements associated with the property will primarily comprise:

- staff arriving and leaving at shift changes;
- transport associated with young people's education and activities;
- occasional professional visits;
- occasional family visits; and
- normal residential deliveries.

The proposed use does not involve customer traffic, members of the public routinely attending the site or commercial vehicle movements.

Staff rotas and professional visits will be coordinated to manage parking demand and minimise unnecessary simultaneous vehicle movements.

The parking provision within the curtilage should be clearly identified on the proposed site/block plan as part of the planning submission.

11. Residential Amenity

The proposed use is modest in scale, involving only two resident young people.

Activity within the property will predominantly consist of normal residential activity.

There will be:

- no commercial production;
- no industrial activity;
- no customer-facing operation;
- no public opening hours;
- no events venue;
- no large-scale staff operation; and
- no regular commercial deliveries.

Staff will be expected to behave respectfully when entering and leaving the property, particularly during evening and overnight periods.

The home will have formal management procedures through which any operational or neighbour-related issue can be identified and addressed promptly.

The scale and nature of the proposed use are therefore considered capable of operating without unacceptable impact upon the residential amenity of neighbouring occupiers.

12. Noise

Noise associated with the home is expected to be primarily domestic in nature.

Typical activities will include conversation, television, cooking, use of the living areas and ordinary use of the garden.

There will be no industrial machinery or significant commercial plant associated with the proposed use.

With a maximum occupancy of only two young people, the scale of activity remains limited.

The property will be professionally staffed and managed at all times, providing an additional means of managing activity within the home.

13. Garden and Outdoor Amenity

The existing garden will be retained for the use of the young people residing at the property.

The garden will provide private outdoor amenity space for recreation, relaxation and ordinary residential use.

It will continue to be maintained as a domestic garden.

No substantial institutional structures or commercial outdoor activity are proposed.

The retention of private outdoor space is an important element of creating a comfortable and appropriate residential environment for the young people.

14. Refuse and Servicing

The volume and nature of waste generated by the home will be broadly residential.

Normal domestic refuse and recycling collection arrangements will therefore be utilised.

Deliveries will principally comprise ordinary household items such as:

- groceries;
- parcels;
- household supplies; and
- items required for the young people.

There will be no significant commercial loading or servicing operation associated with the property.

15. Safeguarding and Property Management

The home will have appropriate safeguarding and property management arrangements in place.

These may include:

- suitable door and window security;
- controlled access;

- fire detection and alarm systems;
- intruder alarms;
- secure storage of confidential records;
- appropriate storage of medication;
- appropriate garden boundaries; and
- health and safety measures.

These arrangements are consistent with the responsible operation of a children's home and the protection of the young people residing there.

16. Community Integration

A fundamental objective of the home is to enable young people requiring residential care to live within a normal residential community.

Young people will be supported to access local:

- education;
- healthcare;
- leisure facilities;
- shops;
- recreational facilities;
- community services; and
- social opportunities.

A small two-place home allows residential care to be provided within a more personalised and community-based environment than would ordinarily be possible within a larger residential institution.

The proposed use therefore enables young people to receive the care and support they require while remaining integrated within the wider community.

17. External Appearance

There are no material alterations proposed which would fundamentally change the residential appearance of the existing property.

The proposed elevations retain the established external appearance and residential form of the bungalow.

Consequently, there will be very little visual indication from the surrounding area that the property's use has changed.

This assists in maintaining the existing character and appearance of East Green.

18. Planning Considerations

The principal planning considerations associated with the proposed development are considered to be:

- the principle of the proposed C2 residential use;
- the scale of the operation;
- the residential character of the surrounding area;



- neighbouring amenity;
- highways and parking;
- outdoor amenity provision; and
- the external appearance of the property.

The proposal involves only two resident young people and a small staff team.

The existing residential building is retained.

The proposed use generates no significant commercial activity and the premises will not operate as a public-facing facility.

Accordingly, the proposed children's home is considered capable of integrating appropriately within the established residential environment.

19. Benefits of the Proposal

The development will provide much-needed specialist residential accommodation for children and young people who require care and support.

The model enables young people to receive individualised care within a small residential environment rather than a larger institutional setting.

The proposal will:

- provide accommodation for a maximum of two young people;
- provide 24-hour professional care and support;
- provide each young person with their own bedroom;
- provide a stable and structured home environment;
- retain private outdoor amenity space;
- retain the existing residential appearance of the property;
- support access to education and community services;
- promote independence and positive outcomes; and
- operate within an established regulatory and management framework.

20. Conclusion

Planning permission is sought for:

"Change of use of the existing dwellinghouse (Use Class C3) to a Residential Institution (Use Class C2) for use as a children's home accommodating a maximum of two young people."

The proposed development represents a small-scale and sensitively managed residential care use.

The home will accommodate no more than two young people and will provide professional 24-hour residential care within a normal domestic environment.

The existing character and appearance of the bungalow will be retained, the property will continue to function principally as the home of the young people residing there, and vehicle movements and visitors will be appropriately managed.



The proposal is therefore considered compatible with the residential character and amenity of the surrounding area and represents an appropriate use of the property within Use Class C2.