

Planning Statement

In Support of a Certificate of Lawfulness (Proposed Use)

Use of Property as a Supported Living Dwelling (Use Class C3(b)): 61 Elizabeth Road, Field Lane Estate, Knowsley L10 4XJ.

1. Introduction

This Planning Statement is submitted in support of an application for a **Certificate of Lawfulness (Proposed Use)** to confirm that the use of a residential dwelling as a **supported living setting for two young adults with learning disabilities and associated needs** falls within **Use Class C3(b)** of the Town and Country Planning (Use Classes) Order 1987 (as amended).

This is **not a change of use application** and the proposal does **not involve the operation of a care home**. The building retains its **domestic residential character** and there are **no external alterations** or physical development proposed.

2. Existing and Proposed Use

- **Current lawful use:** Private family dwelling (Use Class C3(a)).
- **Proposed use:** Supported living accommodation for **two residents**, with care provided, falling within **Use Class C3(b)**.

The property will be used to accommodate **two young adults** living together in a domestic household setting, with non-intrusive support from trained staff. This arrangement fits entirely within Use Class C3(b), which provides for:

“Use as a dwellinghouse by not more than six residents living together as a single household where care is provided for residents.”

The proposed use **does not constitute a material change of use** and continues the residential use of the dwelling.

3. Description of Proposed Occupants

- **Number of residents:** Two (2).
- **Age group:** Young adults aged **18–25 years**.
- **Support needs:** Both residents will have **learning disabilities** and associated needs requiring structured support to promote independence and transition into adulthood.

The two individuals will share the home and participate in a domestic routine, supported by staff in a way that mirrors ordinary household life. Each resident will have their own bedroom and share communal spaces.

4. Organisation Providing Support

Support will be delivered by **Safe Pathways Ltd**, a newly established care provider currently in the process of registering with the **Care Quality Commission (CQC)** for the provision of “personal care” as a regulated activity.

Although the organisation itself is new, it is led by a **Registered Manager and experienced directors** who bring extensive backgrounds in:

- Managing supported living settings for young people and adults with learning disabilities;
- Supporting individuals with varying levels of need, including transitions from children’s to adult services;
- Working in **education and care sectors**, with an emphasis on promoting independence, safeguarding and community integration.

Safe Pathways Ltd operates in accordance with care legislation, best practice standards and a commitment to delivering high-quality, person-centred support within domestic residential environments.

5. Staffing and Rota System

- **Support Staff:** A small team of 2–3 trained carers will provide support on a **rota basis**.
 - **Day shift:** One staff member present from **08:00 to 20:00** daily.
 - **Sleep-in night support:** One staff member on-site from **20:00 to 08:00**.
- There will be **no overlapping staff shifts or excessive staffing levels**, except where specifically required by social services to meet assessed care needs.

Staff support will be tailored to each resident’s needs and will include assistance with daily living tasks, routine building, community access, independence development and emotional support.

6. Management Oversight

A **Registered Manager** will maintain a **strong and consistent presence** at the property to ensure high standards of care, staff support and operational compliance. The managerial arrangements include:

- **On-site visits 3–4 times per week** during daytime hours to:
 - Supervise and support care staff;
 - Monitor care delivery and ensure personalised support plans are being followed;
 - Oversee safeguarding, health and safety, and administrative compliance;

- In addition to attendance at care reviews, professional meetings and team supervision sessions;
- **On-call availability at all times** to respond to staff queries, emergencies, or critical situations.

This level of proactive managerial oversight aligns with best practice in supported living environments and ensures safe, person-centred care while maintaining the property's domestic residential character.

7. Social Services and External Professional Involvement

Visits from local authority **social workers**, health professionals and other agencies may take place on an occasional basis, in line with residents' care and support planning. These visits are:

- **Infrequent and pre-arranged**,
- Non-intrusive,
- And do not alter the use or nature of the property as a private residence.

Such interactions are typical for supported living settings and do not constitute institutional oversight or management.

8. Physical Changes to the Property

There are **no external or internal structural alterations** proposed to the building. The property:

- Remains a standard three-bedroom dwellinghouse;
- Will retain its existing residential layout and external appearance;
- Will not display signage or use fixtures that suggest institutional use.

No planning permission is required for operational development. The use remains wholly within the **existing residential structure**.

9. Planning Justification

The proposed use is lawful under Use Class C3(b) for the following reasons:

- **Falls Within C3(b):**
The property accommodates **fewer than six residents**, living together as a single household with care provided. This is explicitly permitted under Use Class C3(b).
- **No Material Change of Use:**
The residential character, scale of occupation and domestic function of the property remain unchanged. Staff presence is limited, consistent with domestic living and does not introduce intensification or institutional features.
- **No Operational Development:**
The proposal includes **no physical works** or external alterations that require planning permission.

- **Domestic Living Environment:**
The setting is a home, not a care institution. Residents live with support but maintain autonomy and control over their daily lives in a way consistent with domestic life.
- **Established Case Law and Precedent:**
Planning appeals and case law consistently support the view that supported living arrangements involving small numbers of residents and care staff fall within Class C3(b) and do not require planning permission.
- **No Planning Conditions or Breaches:**
The property has a lawful use as a dwellinghouse with no known planning conditions or enforcement history that would restrict this form of use.

10. Conclusion

The proposed use of the property as a **supported living dwelling** for two young adults with learning disabilities:

- Is fully compliant with **Use Class C3(b)**;
- Involves **no material change of use** from the existing lawful use as a dwellinghouse;
- Introduces **no development or structural changes**;
- Maintains a domestic, household character supported by consistent but non-intrusive care;
- Reflects national policy aims of promoting independent living in community settings.

We respectfully request that the Local Planning Authority issue a **Certificate of Lawfulness (Proposed Use)** confirming the lawful use of the property as a supported living dwelling for two residents with care provided under **Use Class C3(b)**.