

Planning Statement

Introduction

This planning statement has been prepared to support an application for a Lawful Development Certificate for the use of 14 Old Rough Lane, Kirkby as a children's home for the care of one young child aged between 7 and 17 years old, with 24-hour care provided by carers operating on a shift basis.

This statement should be read in conjunction with the submitted plans and application form, which together make up the Lawful development Certificate application.

Application Site

The application site is a four-bedroom detached house situated on Old Rough Lane. There is hard standing to the front of the property suitable for parking and a garden to the rear. The area is residential in character. There are no parking restrictions on Old Rough Lane and there are bus stops in close proximity, on Old Rough Lane itself.

The Lawful Development Certificate Application

The application seeks to establish that the existing property can be used for the care of one young person between the ages of 7 and 17, with 24-hour supervision, without the need for planning permission to be granted, on the basis that the proposed use is lawful.

Assessment

The proposal will involve the young people being looked after by carers, drawn from a small pool of staff assigned to the dwelling, operating on a shift basis. There would be no more than 2 carers present during the daytime and no more than 2 carers present overnight. There would be a manager assigned to the property who would visit the property on an ad-hoc basis Mon-Friday during 9-5pm. The managers will visit the properties as and when required however this will likely only be a couple of times a week and only for a couple of hours. They will visit the property to sign off paperwork and check on the staff/children.

There will be 2 carers per day doing a day and night shift (same staff members)- Shift pattern is as follows:

Day 1 - 10am -10pm - sleep

Day 2 - 7.30am - 10pm sleep

Day 3 - 7.30 -10.30am (handover 10am-10.30am).

Typical Weekly Rota	Monday Start/End	Tuesday Start/End	Wednesday Start/End	Thursday Start/End	Friday Start/End	Saturday Start/End	Sunday Start/End
Staff							
Employee 1	10am		10am				10am
Employee 2	10am		10am				10am
Employee 3			10am		10am		
Employee 4			10am		10am		
Employee 5					10am		10am
Employee 6					10am		10am

Carers shifts will be 2 days on 4 days off so the same staff will be there consistently for two days. Handover will take place every 3rd day for a maximum of 30 mins between 10am - 10.30am.

The carers would be directly responsible for the care and welfare of the young person, supporting them in their daily routine. The children will have emotional and behaviour issues. Any additional visits, such as by a social worker or other professionals, would take place during normal working hours and are likely to be monthly not daily and would not lead to more activity than a single household with visiting friends and family. The aim is to get the children into a school however they may need to be homeschooled in the interim until they are assigned a place.

The staff will be from a small pool (6 number) and so they would be familiar faces. The relationship between the staff and the children will be different to a parent/child

relationship, nevertheless the carers would cook, clean, ferry the child around and care for them, such that the difference would not be suitably noticeable or materially different from the existing pattern of activity at the property of exhibited by a traditional small family.

No physical changes are proposed to the property such that it will retain the appearance of standard family home.

The level of activity, associated with the proposed use, would be comparable with that which might reasonably be expected to be generated by a single family that could occupy a property of this size. On this basis, it is considered that the proposed change of use from C3 to C2 would be lawful, as it would not constitute a material change of use.