

Planning Statement

11 Baileys Lane, Halewood, L26 2xb



London



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Bristol

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1. Introduction

- 1.1. The purpose of this planning statement is to demonstrate that a change of use application at 11 Baileys Lane, Halewood, Liverpool, L26 2xb from C3 (Dwelling House) to C2 (Care home) is acceptable.
- 1.2. The CareTech Community Services Ltd ('the applicant') have several properties similar to this application site in similar locations with similar backdrops. The organisation therefore has a strong track record in establishing and maintaining good practice across its homes and this would be no different at 11 Baileys Lane.
- 1.3. The site benefited from planning permission (ref: 19/00366/COU) to change the use of the site in to a C2 operation, but the previous owners decided to sell the property. The applicant is keen to reapply for exactly the same permission that was granted on 01 November 2019.
- 1.4. The home would become a home for up to 3 children and young adults between the ages of 11-21 years. Further information of the staffing arrangements and operational details of the home is contained at section 4 of this statement.
- 1.5. There is an identified need for C2 uses of this nature, and the application site will provide a safe, secure and caring environment for young people with a range of additional needs. These needs primarily fall into the category of learning and emotional difficulties. This covers a wider range of severity, and the home will assist in providing continuous care and support for individuals in a safe and homely environment.
- 1.6. This statement comprises an overview of the CareTech Community Group at Section 2, a description of the site, surrounding area and planning history at section 3; details of the proposed development and it will operate at section 4; an overview of the relevant planning policy context and other material considerations at section 5; a detailed planning assessment and justification at section 6 and concluding comments at section 7.

2. The Site and Surrounding Area

- 2.1. The application site is located within the settlement limits of Halewood. Halewood is a town and falls under the jurisdiction of Knowsley Council.
- 2.2. The site is located in a primary residential area with existing dwellings and a variety of shops and other commercial units located nearby. Bailey Lane provides key transport links to the A562 and then beyond to the A57/M62 and two established bus stops are located virtually outside the property, linking the site to Halewood, Belle Vale, Speke and Liverpool.
- 2.3. The property is a detached property and is arranged over two floors, set in its own grounds, with a driveway to the front and side of the property. There is a garden to the rear and boundary treatments include large trees that provide privacy between the neighbours to the side and rear.
- 2.4. The house is not statutorily listed or locally listed nor is it listed within a Conservation Area.
- 2.5. The site falls within flood risk zone 1, whereby there is a low risk of surface water flooding. Therefore, a flood risk assessment is not required as part of the submission.

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3. Planning History

- 3.1. The only planning application submitted at the property sought permission to change the use of the dwelling to a C2 care home:
- Planning application: 19/00366/COU – change of use from dwelling (use class C3) to care home (use class C2) – Approved 01.11.2019.
- 3.2. This planning application also seeks to obtain planning permission for a care home due to the permission 19/00366/COU expiring in November 2022.

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4. The Proposal

- 4.1. The proposals sought by the applicant are exactly the same as those approved under planning application ref: 19/00366/COU. The applicant seeks to change the use of the site from a C3 dwelling to a C2 care home.
- 4.2. The property will be a therapeutic care home for up to 3 children/ young adults aged between 11 to 21 years, who require a safe, secure and therapeutic home environment until they are ready for successful transition back families or independence. The three bedrooms and a bathroom will be located on the first floor of the property. On the ground floor there will be a staff office/ sleeping room, kitchen, living room and dining room.
- 4.3. The children will attend school. The home will operate like a family home with a balance of studying, encouragement of home chores, balance relaxation and safe activities either indoors or externally in the private and secure garden to the rear.
- 4.4. At any one time there will be 3 staff on site. This will include a manager and two residential care workers.
- 4.5. There is ample parking to accommodate the staff and expected low numbers of visitors.
- 4.6. No external alterations to the property are proposed.

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5. Planning Policy Context and Other Material Considerations

- 5.1. The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, (when taken as a whole) unless material considerations indicate otherwise.
- 5.2. The content of the NPPF (July 2023) is a material consideration.
- 5.3. Paragraph 9 of the National Planning Policy Framework (NPPF) states that planning decisions should play an active role in guiding development towards sustainable development, but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area.
- 5.4. Paragraph 11 states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 5.5. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. The NPPF adds that developments should be safe and accessible.
- 5.6. Paragraph 62 of the NPPF focuses on the sufficient supply of homes, highlighting the importance of a range of using need for 'different groups in the community', this includes looked-after children.

Development Plan Policies

- 5.7. The Knowsley Local Plan consists of the adopted Local Plan: Core Strategy (January 2016) and Saved Policies within the Knowsley Local Plan Replacement Unitary Development Plan (June 2006).

Knowsley Local Plan: Core Strategy

- Policy CS2 – Development Principles
- Policy CS19 – Design Quality and Accessibility in New Development

Saved Policies – Knowsley Replacement Unitary Development Plan

- Policy H5 – Development within Primarily Residential Areas
- Policy H7 – Provision of Flats, Nursing and Residential Homes, Hostels and Houses in Multiple Occupation

6. Planning Justification

6.1. The main considerations in assessing this planning application are:

- Principle of development
- Impact on residential amenity; and
- Impact on the highway network

6.2. The above considerations will be assessed against the relevant national and local policies and will demonstrate that the proposals are entirely acceptable.

6.3. It is worth noting from the outset that there are no policies within the Knowsley Local Plan that seek to prevent care homes of this type.

Principle of development

6.4. The principle of the site becoming a care home was secured under planning application ref: 19/00366/COU and the local policy position remains unchanged since its approval in November 2019. Furthermore, and this is without prejudice, given that the home will not materially differ from a C3(a) dwellinghouse it is our professional opinion that the use of the home as a care home falls within category b of the C3 use class and does not constitute a material change of use requiring permission.

6.5. Notwithstanding this, Policy H7 states that proposals for the varying types of residential homes will be permitted as long as there would be no impacts on neighbouring and visual amenity, highway implication and the property is suitable in terms of its size and character. Policy H5 focuses specifically on proposals in primarily residential areas and again places emphasis on the need to protect the amenity of neighbouring occupiers. The Saved Policies within the Replacement UDP align with para 62 of the NPPF that encourages policy to promote different housing types for all members of the community.

6.6. The principle of the proposed change of use can therefore be considered acceptable.

Impacts on residential amenity

6.7. CareTech pride themselves on creating an environment that is akin to a family home, rather than operating secure institutions. The whole idea and ethos set by the client is to create a safe and homely environment that the children feel comfortable in, providing a safe and nurturing environment for young adults who depend on the care provided.

6.8. The house would function as a typical family home, creating an environment with residents living as a household. This will be a small care home which will operate like any other family home. It is located within a residential area and benefits from a private garden that are well screened from neighbouring properties. The size and quality of this open space is a key element to the homely environment which my client creates for residents within its care.

6.9. Proposals for care homes are not uncommon nationally and planning appeal decisions relating to similar proposals have concluded that it cannot be assumed that children living in care would be more likely to behave antisocially or create levels of noise over and above children living in a 'traditional' family unit. Inspectors seem to take note that in a care home, children would be cared for by specialist supervising staff and care workers who are able to deal with any situations that might arise.

6.10. One of the Core Principles of the NPPF is to ensure a good standard of amenity for all existing and future occupants of land and buildings. This is also echoed in relevant Core Strategy policies CS2 and CS19, which require proposals to avoid unacceptable impacts on existing residents and future occupiers, and minimise crime, fear of crime and anti-social behaviour. Indeed, within the officer report for planning application 19/00366/COU concludes that 'there is no evidence that the development would have an unacceptable impact in relation to crime or anti-social behaviour' and 'the property would not significantly harm the amenity of neighbouring properties in relation to noise and disturbance.'

Impact on the highway network

6.11. The property can be directly accessed from Bailey Lane. There is one sole access point to the property, with off-street parking accessible on the site's large driveway in front of the home. The access point is established, and this application does not seek to amend or alter this point of access, which have safely served the home for the duration of its lifetime. The staff will park on site in the area immediately in front of the property. The site is an existing property in a sustainable location with sufficient onsite parking.

- 6.12. There is no requirement of deliveries over and above that of a standard C3 dwelling. These comings and goings will therefore have a neutral impact on the existing highway network.
- 6.13. It has also been demonstrated that the home would provide a safe and stable environment for children without compromising residential amenity or traffic movement.
- 6.14. Finally, the home is an existing property, so no external alterations are required or proposed, the application merely seeks to change the lawful use of the property.

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7. Conclusion

- 7.1. The proposal seeks to change the use of 11 Baileys Lane, Halewood from a dwellinghouse to a care home to enable CareTech Community Services Ltd to operate a small care home.
- 7.2. This planning application seeks to renew a previous permission to change the use of the site to C2 use. Like the previously approved application, this planning statement demonstrates that the main issues associated with the proposal are acceptable and the site, given its context and setting is appropriate for the proposed use.
- 7.3. The size of the building and its grounds provides suitable accommodation for up to three children and the on-site residential staff. There is sufficient on-site parking for staff and visitors and the site is located within a sustainable location.
- 7.4. This Planning Statement demonstrates that there is nothing in the NPPF to identify this type of development as being unsustainable or which precludes in principle, development of this type within this location.
- 7.5. The proposals are fully compliant with the requirements outlined in adopted policy. Through the provision of detailed information relating to the current and proposed operational requirements of the home, it is clear that the proposed change of use will not have an adverse effect on the character and appearance of the area or highway safety. In line with national and local policy, there is a requirement for councils to provide all types of housing for particular groups, including vulnerable children.
- 7.6. It has been demonstrated throughout this Statement that the proposals comply with the NPPF and all relevant local policies, and planning permission for the change of use should be forthcoming.