



62 Hope Street
Liverpool
L1 9BZ

2404-16A-XX-XX-SP-A-0001-

School House,
Tithebarn Road
Knowsley
L34 0JA

Planning Statement

Change of Use from C3(a) to C2 - The School House, Tithebarn Road, L34 0JA

Introduction

16a, the 'Agent', has been instructed by Capricorn Care Ltd, the 'Applicant' to submit a full planning application for the change of use

The proposed description of the development is as follows

'Change of Use from residential dwelling to care home for up to 2 11-17 year olds.

this Statement has been prepared to address the planning policy considerations associated with the change of use and all other material considerations as may be relevant to the proposals.

The application package comprises this Statement and the following:

Application Forms and Certification
Location Plan
Existing and Proposed Floor Plans

Site Description and Context

The site comprises the property at The School House, Tithebarn Road, L34 0JA. The extent of the site is identified on the location plan and in brief extends to approx. 550m². It is currently a 3 bedroomed detached house with private amenity areas to the front, sides and rear. The site benefits from off road parking.

The site is located in a primarily residential area, Conservation Area, article 4 area.

Proposed Use

The application proposes the change of use of the Site from residential (Class C3) to a residential care home for up to two young people between the ages of 11-17 (Class C2). There are no physical works proposed that would require the grant of planning permission.

The Application has been submitted on behalf of Capricorn Care Ltd who are an established, reputable provider of residential care and education for young people and are registered with Ofsted.

Capricorn Care Ltd would operate the property as a residential care home, providing a safe, caring and secure home environment for up to two young people and the home would assist in providing a continuous care and support for the individuals in a safe and homely environment.

The day to day management of the facility would be in line with the National Minimum Standards and Regulations as issued by the Secretary of State for Health under the Care Standards Act (2000). A Health and Safety check has already been undertaken in respect of the property which confirms that there are no structural changes or modifications required in order for the building to be compliant with both the Children's Homes Regulations and Ofsted Registration.

The house will provide accommodation for one/two young persons at a time. The young person will be provided with their own bedroom to ensure they feel safe and have their own personalised environment. This will promote a family residential home living setting while nurturing young people and ensuring their early life outcomes are achieved. The house will have 2 staff members 24/7. In addition to the two staff members the registered manager will be on site Monday to Friday 9am till 5pm.

The total number of occupants, four depending on the time of the day, at a given time is no different to most typical family home settings and therefore this proposal does not significantly affect the settings of the area.

Staff would be sleeping through the night and available if a situation arises. There may be a need for waking member of staff depending on the child's care plan, but this would be rare.

From previous experience only a small number of the residents in our client properties have cars and majority of staff use public transport rather than own cars. We therefore believe this proposal will not impact on parking arrangements. Currently there is provision for two off street parking spaces, and the

road itself has option of on street parking with no restrictions as to parking.

The proposed use is one that is compatible on a residential area such as this one and parking at the property of in front of the property will have zero impact on members of the community due to its secluded location.

The modest number of residents and support workers that would be present is similar to a large family that could occupy a property of this site. Given this, it is not considered that the proposal would have a detrimental impact upon existing levels of residential amenity and pedestrian and highway safety enjoyed in this location.

Appropriateness of Use

The proposed development would not cause undue noise or distance that might affect neighbouring residential amenity as the facility would operate akin to a traditional family home. If it were adults residing within the property with exactly the same care needs as the potential future young people there would be no requirement for a change of use as they would be considered to be living as a single household. However, as the Application relates to provision for young people, who case law has been indicated are unable to form and live as a single household due to their age, then it is necessary to classify the facility as a residential care home.

There is no evidence to suggest that the establishment of an appropriately registered and managed care home for young people would impact on neighbouring or future resident amenity, if anything it would potentially enhance the amenity of both.

A facility operating as proposed would not lead to increased levels of noise or disturbance, would not result in increased propensity for overlooking, nor would it increase the propensity for impacts on air quality or access to community facilities.

There is no activity associated with the proposals that may be noticeable within the area that would not be out of character in respect of the use of the property as a traditional 3 bedroom family detached home in a residential area.

The site is within a highly sustainable location in terms of accessibility by a range of means of transport and the Application encourages staff to use alternative options to the private car, including the use of public transport, which would be perfectly reasonable considering accessibility to the site.

Management Plan

1. Please confirm how many children would be resident at the property currently and the age range. –

Capricorn Care NW Ltd propose up to two young people will reside at the property. The ages will range from 11-17. The young people will be subject to either an interim or full care order, Children's Act 1989.

2. Please confirm the maximum number of carers who would be resident at the property

at any one time. Capricorn Care NW Ltd will provide a maximum of three residential support workers on site at any given time however generally this will be two staff. This is dependent on the young

person's individual needs.

3. Are carers permanently resident at this property?

No – Residential support workers will work on a rota basis, they will not be a permanent resident of the property.

4. If the carers are not permanently resident at the property please advise if they operate on a shift basis? If so, please give a detailed account of the what time carers would arrive at the property, leave the property, any handover meetings which take place and how long these meetings would roughly take and if there would be an overlap of staff during these meetings please advise the maximum number of staff who would be on site during handover. Please confirm parking arrangements for staff.

The staff would complete a 2 day shift (48hrs), then hand over for the next Residential Care Worker team, the handovers between staff would take place between the hours of 09:00-17:00. At the time of the handover there would be four residential support workers on site for a maximum of one hour during this 48 hour period.

5. How many carers are required to be at the property during the day time?

Capricorn Care NW Ltd will provide a maximum of three residential support workers on site at any given time however generally this will be two staff. This is dependent on the young person's individual needs.

6. Please also confirm maximum number of day time carers when the home would be at

full capacity. Capricorn Care NW Ltd will provide a maximum of three residential support workers on site at any given time however generally this will be two staff. This is dependent on the young person's individual needs.

7. How many carers are required to be at the property overnight?

Capricorn Care NW Ltd will provide a maximum of two residential support workers on site during the night although this will generally be one member of staff. This is dependent on the young person's individual needs.

8. Please also confirm the maximum number of night time carers when the home will be at

full capacity. Capricorn Care NW Ltd will provide a maximum of two residential support workers on site during the night although this will generally be one member of staff. This is dependent on the young person's individual needs.

9. What level of care is required?

Capricorn Care NW Ltd will provide support to young people with emotional & behavioural difficulties. This support will include practical support and emotional support.

10. Would there be any requirement for the provision of care at night where a member of staff would need to be awake and on duty during the night on a regular basis?

Capricorn Care NW Ltd will provide a maximum of two residential support workers on site during the night although this will generally be one member of staff. On occasion there may be a requirement of a waking member of staff although this is dependent on the young person's individual needs.

11. Will any meeting for health professionals or other professionals occur at the property?

Routine visits by health and social care will occur which will generally be on a six-week cycle.

12. Please provide details of parking availability at the property.

The school house has two off street car parking spaces available behind a private secure electronic gates. The road itself also has the option of on street parking with no restrictions as to parking here. The property does not have any adjoining properties or neighbours, nor does it have anything facing. Parking at the property of in front of the property will have zero impact on members of the community due to its secluded location.

13. Would the parents of the residents visit the property? If so, how frequently would these visits occur?

This is dependent on the young persons situation. On the balance of probability, any family contact would occur in a supervised community based environment such as a family contact centre, away from the property.

14. Would the children/residents each have their own bedrooms?

Yes – Each young person will have their own private bedrooms and share communal facilities.

15. Would the children/residents have use of all communal areas?

Yes – Each young person will have their own private bedrooms and share communal facilities.

16. Would carers and residents eat together?

Yes, just like a regular household, young people and adults will have the option of eating together

although this is not a strict rule.

17. Would the children/resident bedrooms have locks?

No

18. Are there any areas of the property to which the children/residents would not have access to? No

19. Does the applicant have any experience in running children's homes? If so, how many do they own and where are these located?

Capricorn Care NW Ltd have another home in another borough. The management team consist of a Qualified Social Worker (BA Hons) and a Level 5 Registered manager. The staff team all have Level 3 (Diploma NVQ) or working towards. The company has a vast amount of experience in children's social care and in particular children's residential homes.

20. Will the home be OFSTED registered?

The company has already started its Ofsted Application and submitted its SC1 documentation.

21. Has the proposed applicant contacted Council Social Services in regard to potentially housing children from the local area? What steps have been taken?

Capricorn Care NW Ltd have multiple links with Children's social care across the UK, this is not limited to Knowsley MBC. Capricorn Care NW Ltd have worked with several local authorities at their other home and will continue to do so at The School House.

Planning Policy Considerations

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

In accordance with the guidance set out in the National Planning Policy Framework (NPPF), the Town & Country Planning Act 1990 (as amended) and the Planning & Compulsory Purchase Act 2004) (the 'Acts'), the relevant planning policy is contained within the Knowsley Local Plan Core Strategy adopted January 2016 and the Knowsley Replacement Unitary Development Plan Adopted June 2006 (UDP), with applicable policies Saved for use in the determination of planning applications in 2009 and some later superseded by the adoption of the Core Strategy. It is acknowledged that the UDP is not up to date and the Council has resolved to prepare a Site Allocations and Development Policies document however this process has not yet been progressed.

NPPF

The National Planning Policy Framework was published in 2018 and amended in February 2019 and July 2021. The key paragraphs of relevance to the determination of this planning application include the following:

Section 2: Paragraph 8 (Achieving Sustainable Development)

Section 4: Paragraph 47 (Decision Making)

Section 8: Paragraph 92 (Promoting Healthy and Safe Communities)

Section 2: Paragraph 8 (Achieving Sustainable Development)

The proposed application constitutes a sustainable development. The use encompasses strong social benefits by enabling the young people in the care of the Applicant to live in a home environment, within a well-established residential area, and within easy reach of all the local services and amenities that a home environment should be able to access

Sustainable development is a cornerstone of Government policy and is always a material consideration in the determination of planning applications. The presumption in favour of sustainable development means that when making decisions, the local authority should approve developments that accord with the adopted Development Plan without delay.

Paragraph 47 notes that planning law requires applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise, with decisions on applications made as quickly as possible.

Knowsley Local Plan Core Strategy

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Section 2: Paragraph 8 (Achieving Sustainable Development)

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Paragraph 47 notes that planning law requires applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise, with decisions on applications made as quickly as possible

The Application would allow for the provision of a home environment for up to three young people aged 7-17 diagnosed with Learning Difficulties and Autism Spectrum Conditions. They would be able to live and go about their daily lives as part of the community with suitable provisions in place to allow for extra care support should they enter a short period of crisis care need. The application goes to the heart of the objective of promoting healthy and safe communities, communities which are accessible and inclusive for all.

The policies relevant to this application comprise the following as contained within the adopted UDP:

Policy H5: Development Within Primarily Residential Areas

Policy H7: Provision of Flats, Nursing and Residential Homes, Hostels and Housing In Multiple Occupation (HMOs)

Policy H5: Development Within Primarily Residential Areas

Policy H5 supports appropriate development but seeks to ensure that any development, including change of use, within a primarily residential area would not have a detrimental impact on the amenity of existing or future residents of the area or adversely affect the character and appearance of the area. As the proposed use is very much aligned with a traditional family home there is no reason to presume that there would be any impact on the amenity of neighbouring residents or the surrounding area.

Policy H7: Provision of Flats, Nursing and Residential Homes, Hostels and Housing In Multiple Occupation (HMOs)

Policy H7 reiterates the provisions of H5 in so far as considering such uses acceptable provided there is no detrimental impact on neighbouring amenity, there is adequate parking to meet the needs of the use, there are sufficient bin and service areas, the property is of an appropriate size for the proposed use, and there not being more than 2 such uses adjoining each other or a residential dwelling being located between two such operations. As noted above, the proposed use is very much akin to a traditional family home and would have no greater impact on residential amenity than any other residential use. The Applicant is a registered provider of care and there are no other such facilities, or other known unregistered care facilities, within the immediate area of the Site.

Summary

As demonstrates above, this Application conforms with the provisions and aspirations of NPPF and adopted local plan policy and therefore, in accordance with the advice contained therein, the application should be supported and planning permission granted.