

Planning Statement

Lawful development for use as C3(b) from C3(a) at 2, Birkdale Close, Roby, L36 4QW

The property

This house will be used as a medium to long term Ofsted registered residential home for young people with social, emotional, and behavioural challenges of all genders between the ages of 8- and 18-year-old. The house will provide accommodation for four young persons at a time. Each 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 always have two members of staff on 24 hours a day. The total number of occupants, six, 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.

Shift Patterns and Parking

Shift change will be once a day. The maximum during handover will be 2 members of staff in the property. Shift patterns are 12-hour shifts with total number of carers at handover would be for a duration of 15 minutes. Shift pattern is 8am to 8pm and 8pm to 8am.

As shown in the image below there is parking for four cars. From previous experience none of the residents in most supported living properties have cars and majority of staff use public transport rather than own cars. Therefore, we believe this proposal will not impact on parking arrangements. Even if there was one member of staff with a car this should not impact on parking arrangements on the Birkdale Close.



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. This largely depends on the child needs.

The proposed use is one that is compatible on a residential estate such as this one. The modest number of residents and support workers that would be present is like 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.

Client Experience

My client owns another care property in Knowsley which got LDC under application details below:

23/00071/CLD | CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OF RESIDENTIAL DWELLING AS A CHILDRENS HOME FOR A MAXIMUM OF 2 NO. CHILDREN | 1 Gardeners View Tower Hill Kirkby Knowsley L33 1RW

Relevant policies clauses: -

The National Planning Policy Framework updated 5 September 2023

- Paragraph 62 – supply of affordable housing,
- Paragraph 108 – parking standards,
- Paragraph 110 - sustainable transport modes, safe access,
- Paragraph 111 - impact on highway safety (this submission has no impact on highway safety)

Knowsley UDP

HOUSING FOR THE ELDERLY AND FOR SPECIAL NEEDS 5.10 - aim to ensure that the needs of the elderly, less mobile, and also groups such as young vulnerable people and the homeless are met.

PROVISION OF A GOOD CHOICE OF SITES TO MEET HOUSING NEEDS 5.22 - The Council will seek to ensure that, at any one time, an adequate stock of land is available to meet different housing needs, at the right time, in terms of tenure, type, affordability and location. Planning applications which meet an identified need (e.g. for the elderly or for special needs housing) will in many cases be supported. With regard to point 4 in Policy H1, the Council would - subject to compliance with other development plan policies - favourably consider a proposal to meet a specific and urgent housing need if it would provide housing for the elderly, less mobile or other special needs group in accordance with the Council's Supporting People, Homelessness and/or Housing Strategies.

Client Consultation with Council

My client has been in contact with Knowsley Social Services and the feedback is positive and the KSS are keen to partner with my client