



## **Planning Statement**

**‘Change of use of existing dwellinghouse to Class C2 care facility  
for children and adults with health and trauma related needs’**

**433-435 Cronton Road  
Cronton  
Knowsley  
WA8 5QG**

**February 2025**

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## **1.0 Introduction**

### **Background**

- 1.1 This Planning Statement (the 'statement') has been drafted on behalf of the Applicant, to support a full planning application for the following proposed development:

*'Change of use of existing dwellinghouse to C2 Adult & Child Care for 6 Residents with Health and Trauma Related Needs with all associated facilities including fenestration changes at 433-435 Cronton Road, Cronton.'*

- 1.2 This statement will address the relevant national and local planning policies that deal with the principle of the proposed development, and the pertinent planning matters associated with the scheme. This will be addressed as set out below:

- Section 2 – Application Site Context
- Section 3 – Relevant Planning Policy – National Planning Policy Framework
- Section 4 – Relevant Planning Policy – Knowsley Development Plan
- Section 5 – Operational Statement
- Section 6 - Conclusions

### **Principle of Development**

- 1.3 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, and section 70(2) of the Town and Country Planning Act 1990, *'...applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise'*. The Development Plan relating to the site subject of this application, comprises the National Planning Policy Framework, the Knowsley Core Strategy (2016), relevant saved policies of the Knowsley Replacement Unitary Development Plan (2006), and Supplementary Planning Documents.
- 1.4 The National Planning Policy Framework is supportive as a matter of principle of development within built up areas, particularly on sites which are sustainably located, and can be seen to be meeting the specific care needs of the local community.
- 1.5 It is therefore our view that the development subject of this application is compliant with the provisions and principles of local and national planning policy. Further, that there are other material considerations which also weigh in favour of the grant of consent, and we would therefore kindly request that this application be approved without delay.

## **Submitted Documentation**

1.6 This planning application is supported by the following documents and drawings:

- Existing and Proposed Floor Plans;
- Site Layout Plans;
- Location Plan; and
- Planning Statement

## **2.0 Site Context**

- 2.1 The application site is located within the authority of Knowsley Council. The property currently comprises of a four-bedroom single dwellinghouse with off street car parking for a number of vehicles, as well as a garage located to the rear of the site. The property also benefits from an external courtyard area to the rear of the original dwelling.
- 2.2 The property is located within the main built-up development area and is surrounded to the north and east by residential properties, with open fields located to the south (within the Green Belt) and a hairdressers and public house beyond to the west. In that regard the proposed use is deemed to be commensurate with the character of the wider local area.
- 2.3 Being located on the main A5080 (Cronton Road), the site is well located for access to the main highway network. There are also local public transport connections, including bus stops which are available within walking distance of the site on Cronton Road (practically on the site frontage). The site is well positioned for access to key local services and facilities including schools, places of worship, hairdressers, public houses, recreation spaces, community centre etc. The site is also well placed for access into Widnes for additional shops and services.
- 2.4 The site has been specifically chosen by the Applicant given its proximity to local services, schools and amenities within the local area, and the ability for staff, service users and other visitors to access the site with ease, and on public transport. The site is therefore deemed to be sustainably and suitably located to meet the needs of the proposed development.

- 2.5 The application site is not understood to be listed, nor locally listed and there are no other listed buildings within the immediate vicinity of the application site. The property is also not understood to be located within a conservation area.
- 2.6 From a review of the Environment Agency Flood Map, the application site is not understood to be located within an area at risk from flooding.

### **Planning History**

- 2.7 From a review of the local planning authority's online search service for historic planning applications, we have noted previous consents for the following developments on site:

**Application Ref:** 97/00377/APP

**Description of Development:** Change of Use of Workshop to Residential Use and Change of Use of Vacant Shop and Garage to Photographic Studio, Erection of Pitched roof to Garage and Workshop

**Decision:** Approved

**Date of Decision:** 12<sup>th</sup> November 1997

**Application Ref:** 20/00780/CLU

**Description of Development:** Certificate of Lawfulness for Existing Single Storey Front Side and Rear Extension for use of the Existing Residential Dwellinghouse

**Decision:** Approved

**Date of Decision:** 26<sup>th</sup> February 2021

### **Proposed Development**

- 2.8 The application proposes the change of use of the existing four-bedroom single dwelling (Use Class C3) to a care facility for both adults and children with specific and complex health needs (Use Class C2).
- 2.9 The scheme requires some minor internal updating, redecoration and internal reconfiguration, including conversion of the existing garage to a cycle and bin store. There are also noted to be some limited external fenestration changes to improve daylight, amenity and flow within the property to better meet the needs of future occupiers. These works are clearly very limited and will not result in any significant physical external alterations to the property and will have no greater impact on neighbouring residents than the existing arrangement.

- 2.10 The scheme will secure the retention of the existing off street car parking spaces for the use of staff and visitors. Although as set out above, the site is sustainably located with good access to wider public transport networks, and key services and facilities, with sufficient off-street parking proposed to service the needs of the development.

#### **Pre-Application Consultation**

- 2.11 Prior to the submission of this detailed change of use application, pre-application consultation has taken place with the Officers at Knowsley Council. The pre-application negotiations centred on a scheme described as 'Change of Use of the Existing C3 Residential House to C2 Child and Adult Care to Support Persons of Complex Health and Trauma related Needs'. Officers noted that the facility will provide accommodation for up to 6 persons in need given their complex health or trauma related requirements. Within the assessment of the proposals, the Case Officer is noted to confirm that a C2 care home in this location accords with local planning policy and is an acceptable use within a primarily residential area. Further, that the proposal is therefore acceptable in principle subject to amenity and highway considerations, and compliance with relevant planning policy.
- 2.12 It is noted within the pre-application assessment that a review of bin storage confirms that its siting within the garage will ensure no visual harm and is therefore acceptable. The assessment further confirms that the Council Highways Engineer has reviewed the proposals and has no objections.
- 2.13 In relation to residential amenity the case officer is noted to confirm that:

*"The proposal is a residential use within an established residential area. It is acknowledged that whilst the use and level of activity would likely be greater than an average family dwelling in terms of the level of noise / disturbance it would not be significantly detrimental to the amenity of neighbouring residents particularly given the busy nature of Cronton Road. Furthermore, given that the likely works to the premises would be predominantly internal with likely little external works in such case there would not be excessive noise / dust from the conversion works. If there was any excessive noise by residents this could be controlled by the management company of the care home or under environmental health legislation.*

*There would be no outside amenity space for the residents which would be detrimental to the residential amenities of the occupiers of the property, most notably any children residing at the property, due to lack of such space.*

*Taking the above into account whilst the proposal would not impact on the residential amenities of the neighbours to a substantial significant degree, it is considered that if those staying at property were children they would suffer significant impacts on their residential amenity. In such case the proposal would conflict with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H7 of the UDP, otherwise it would comply with those policies.”*

2.14 It can be noted that the scheme as submitted does include space for an external courtyard to be located off the shared communal living space. The courtyard is secure, private and can offer a high standard of amenity for the proposed future occupiers. It is therefore our view that the concerns of Officers in relation to outdoor space has now been addressed within the as submitted scheme.

2.15 The Council are noted to conclude their pre-application advice as follows, confirming the acceptability of the scheme now subject of this application as a matter of principle:

*“The principle of a C2 Use care home as submitted is an acceptable use within a primarily residential area and the level of car-parking is acceptable for the particular use and the numbers of carers specified. The agent has noted that the existing garage could be utilised for bin storage as it is underused at present which would reduce significant visual and residential impacts of outside bin storage. The lack of private outside garden space would impact on the residential amenities of any children residing at the premises to a significant degree and would conflict with planning policies. It is considered that if adults were living there the residential amenity impacts due to the lack of private garden space would be acceptable. C2 Use as specified with the numbers of staff as noted would be acceptable and comply with planning policies with regards to adult residing there but would conflict with planning policy if the occupiers living at the property were children for the reasons specified.”*

### **3.0 Relevant Planning Policy – National Planning Policy Framework Planning and Compulsory Purchase Act 2004**

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the development plan unless material considerations indicate otherwise. The following sections set out the key development plan policy considerations and material considerations applicable to this application.

#### **Revised National Planning Policy Framework**

- 3.2 The Revised National Planning Policy Framework was last updated in December 2024, and sets out the Government's planning policies for England, and how these are expected to be applied. Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material consideration in the decision-making process, and a summary of paragraphs considered material to the determination of this application read as follows:

#### **Section 2 - Achieving Sustainable Development**

***“Paragraph 8:** Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) an environmental objective—to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using*

*natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

**“Paragraph 10:** *So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.”*

**“Paragraph 11:** *Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:*

- c) *approving development proposals that accord with an up-to-date development plan without delay; “*

**“Paragraph 12:** *The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”*

### **Comment**

- 3.3 The application site is sustainably located for the use proposed, with good access to key local services and facilities, including public transport links. The development will be sited within an area characterised by a mix of commercial and residential uses and is located within the defined settlement boundary. In short, the site is deemed to be in a sustainable location, represents the effective use of the site, and is for a use which is deemed to be both acceptable and appropriate as a matter of principle.

## **Section 4 - Decision Making**

- 3.4 In relation to decision-making the NPPF states:

**“Paragraph 39:** *Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social*

*and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”*

**“Paragraph 48:** *Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.”*

#### **Comment**

- 3.5 The proposed development represents an effective and efficient use of land within the urban area, is meeting the care needs of the local community, and is therefore deemed to be acceptable. The application is also supported with the required documentation to demonstrate the suitability of the development in its setting, and in relation to its impact on neighbouring amenity and the street scene. It is therefore our view that the development proposed is compliant with the provisions of the Development Plan when read as a whole, and we would therefore kindly request that planning consent be granted.

### **Section 5 – Delivering a Sufficient Supply of Homes**

**“Paragraph 63:** *Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.”*

#### **Comment**

- 3.6 The National Planning Policy Framework is clear in its requirement for local authorities to ensure that looked after children, and those in need of care home accommodation have their needs met within their local authority area. It is understood that there is a growing need for the delivery of accommodation to serve persons in need of care and support within the local area. The scheme is therefore deemed to be seen to be assisting in meeting this need.

## **Section 8 – Promoting Healthy and Safe Communities**

**“Paragraph 96:** *Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:*

- a) *promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
- b) *are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and*
- c) *enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”*

**“Paragraph 98:** *To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

- a) *plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- b) *take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
- c) *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;*
- d) *ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
- e) *ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”*

## **Comment**

- 3.7 Given the nature of the proposed development, this proposal will enhance social interaction and social integration through supporting a residential care use within a primarily residential area. The scheme will be meeting the specific needs of the people proposed to be placed within the facility, who need tailored care to meet their specific complex health needs and will offer enhanced and improved health and life outcomes through careful on-site management and care provision. By locating services such as that proposed within these types of location, will ensure that the facility integrates well into the local community, and has good access to public transport and other key services.

## **Section 9 - Promoting Sustainable Transport**

- 3.8 Given the nature of the proposed use, due regard is drawn to the following paragraphs of the NPPF:

***“Paragraph 115:*** *In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:*

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*
- b) safe and suitable access to the site can be achieved for all users;*
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and*
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.”*

***“Paragraph 116:*** *Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.”*

***“Paragraph 117:*** *Within this context, applications for development should:*

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for*

*bus or other public transport services, and appropriate facilities that encourage public transport use;*

- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;*
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and*
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.”*

### **Comment**

3.9 As set out within earlier sections of this statement, the site is well located for access to public transport links and the main highway network. As such, we are of the view that the site is sustainably located and can provide safe and suitable access for the proposed development. The level of additional traffic to be created by the proposals is likely to be de minimus, and not significantly greater than that expected for the existing dwelling, nor previously approved historic uses of the site.

3.10 It can be confirmed that the scheme retains off street car parking spaces which is more than sufficient for the use proposed. The scheme will also not necessitate extensive numbers of visitors to the site and will not therefore result in an increased risk to highway safety, nor increase congestion in the local area. The fact that the Council Highways Engineer raised no objection at pre-application stage would appear to support our view that the scheme is acceptable in highway terms.

### **Summary**

3.11 It is clear for the reasons set out above that the development proposed is in accordance with the paragraphs and requirements of the National Planning Policy Framework. Therefore, in line with the provisions of paragraph 11 of the Framework, we would kindly request that the Council grant consent for this proposed change of use without delay.

#### 4.0 Relevant Planning Policy – Knowsley Development Plan

4.1 The Local Development Plan is understood to comprise of the saved policies of the Knowsley Replacement Unitary Development Plan (adopted 2006), the Knowsley Core Strategy (adopted 2016), and relevant Supplementary Planning Documents. This section of the report will address the relevant determinative policies set out within the Development Plan.

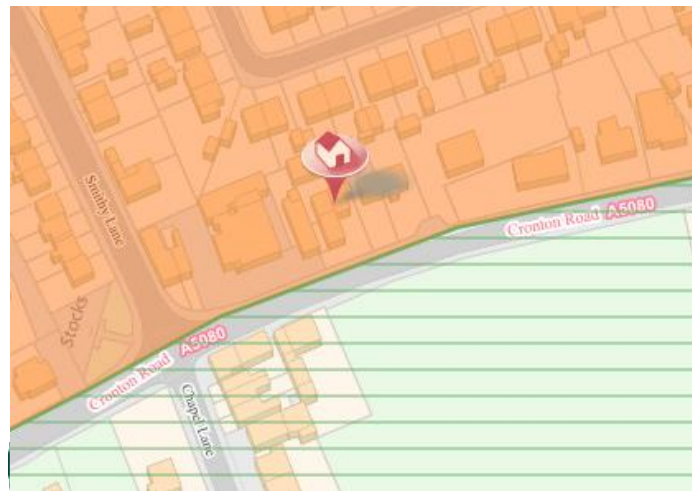


Figure 1: Knowsley Policy Map Extract

4.2 As shown in the Proposals Map extract included above, the application site is located within the main, built-up area and within a Primarily Residential Area. The key policies of relevance to the determination of this application are listed below:

##### **Core Strategy Local Plan (2016)**

- Policy SD1 – Sustainable Development;
- Policy CS1 – Spatial Strategy for Knowsley;
- Policy CS2 – Development Principles;
- Policy CS7 – Transport Networks;
- Policy CS16 – Specialist and Supported Accommodation;
- Policy CS19 – Design Quality and Accessibility in New Development; and
- Policy CS26 – Waste Management

4.3 Attention is specifically drawn to the provisions of the following policies:

4.4 **Policy CS2** states that new development will be expected to support a number of development principles including promoting sustainable economic growth, meeting

identified community needs, reducing health and other inequalities, and providing opportunities for positive lifestyle and health improvements for residents of all ages. The policy also seeks to ensure that development reduces carbon emissions, adapts to the effects of climate change, reduces the need to travel, as well considering environmental impacts and sustainable use of resources.

- 4.5 **Policy CS16** outlines that the Council will work with partners to make better use of the current housing stock to meet changing needs and to develop integrated social well-being, housing and planning strategies which seek to holistically address specialist housing needs and demands. Policy CS16 goes on to confirm that the Council will support the provision of new specialist and supported residential accommodation where it is well located, with ease of access for those with mobility, physical and sensory disabilities, and been well designed.
- 4.6 **Policy CS19** sets out a number of tests for new developments with a view to seeking to enhance local distinctiveness and accessibility of places. These tests include consideration of respect for local character and landscape, creating spaces to promote social interaction, providing safe and secure access arrangements, securing a good standard of amenity for existing and future occupiers, as well as meeting the needs of climate change.
- 4.7 **Comment:** The application site is located within a settlement boundary and one of the allocated Primarily Residential Areas. The site is therefore deemed to be sustainably located and well positioned to meet the needs of the proposed development in accordance with the provisions of the Core Strategy.
- 4.8 The scheme secures the effective and efficient use of an existing site, without undue harms to neighbour amenity, nor the local highway network. Furthermore, the development is meeting the specific health care needs of an identified vulnerable group of residents from the local community, including those with mobility issues, and is therefore offering significant social benefit, as well as high quality accommodation and outdoor space to support and enhance future occupier's quality of life. The scheme is therefore deemed to be wholly consistent with the provisions of the adopted Core Strategy.

#### **Saved Policies of the Knowsley Replacement Unitary Development Plan (2006)**

4.9 The key determinative policies are understood to include:

- Policy H5 – Development within Primarily Residential Areas;
- Policy H7 – Provision of Flats, Nursing and Residential Homes, Hostels, and Houses in Multiple Occupation (HMOs);
- Policy H8 – Extensions and Alterations to Residential Properties;
- Policy T7 – New Development and Walking & Cycling Routes;
- Policy T10 – Access for the Less Mobile; and
- Policy ENV2- Noise and Vibration

4.10 Of the policies detailed above specific attention is drawn to the provisions of the following policies:

4.11 **Policy H5** confirms that new development within Primarily Residential Areas which is for uses appropriate to a residential area will be permitted provided that the development would not have an unacceptable impact on neighbour amenity, nor adversely affect the character or street scene.

4.12 **Policy H7** outlines that proposals such as that set out within this application for a residential care use, will be permitted provided that there is no unacceptable increase in noise, disturbance or loss of amenity for neighbouring occupiers. The policy also requires such development to secure sufficient vehicle parking, ensure ancillary services such as bin stores do not cause loss of visual amenity, and that the proposed property is suitable for conversion by reason of its size and character. In addition, schemes for residential care cannot result in an existing dwelling have such provision on both sides, or more than 2 adjoining care, HMO or hostel facilities.

#### **Comment**

4.13 As set out above, the application site is located within the existing, built-up area and within a Primarily Residential area. The site benefits from sufficient off street car parking to service the needs of the proposed development. In addition, given the residential nature of the application site, and with the ability to secure suitable on-site management strategies to protect neighbour amenity, the scheme is deemed to be acceptable and compliant with the provisions of the saved policies of the Replacement Unitary Development Plan, as evidenced by the Council at pre-application stage.

- 4.14 Securing and delivering much needed care and support services for children and young people which can best meet their needs, assists them in improving their life chances, and most importantly, being of benefit to their health and well-being. Therefore, schemes such as that proposed within this application are therefore deemed to be supported as a matter of principle.

#### **Supplementary Planning Documents**

- 4.15 We have had regard to the list of adopted Supplementary Planning Documents in force in Knowsley and given the nature of the application and limited changes being proposed to the existing dwelling, do not consider any to be fundamentally determinative to this application, other than the Ensuring a Choice of Travel SPD. However, given the lack of highway objection at pre-application stage, and the details now included within the as submitted application, we do not deem the scheme as proposed to fall foul of the requirements laid out within the SPD.

#### **Principle of Development**

- 4.16 In land use planning terms, the site is located within the main, built-up development area of Cronton. It comprises the change of use of an existing residential property, within an established residential street, and would represent an effective residential re-use of the existing building, in accordance with the provisions of the Development Plan.
- 4.17 Whilst this application represents a move away from the existing single dwelling, the proposal does in reality maintain a residential use on the site, and the adopted development plan is supportive of new community facility uses, subject to no detrimental impact on neighbouring amenity and highways issues, and such developments being sited in accessible locations. The scheme has been shown to meet those tests and is therefore deemed to be acceptable.
- 4.18 In light of the above, the application is deemed to be in accordance with the provisions of the Development Plan, as it relates to the use of the site on land within a residential area. The proposed use would be commensurate with the character of the local area and can be shown to be protecting residential amenity. The local highway network is not unduly affected by the function of the premises.
- 4.19 In addition to being in accordance with the provisions of the development plan, there are also a number of other material considerations which also weigh in favour of the grant of consent, and these are set out in further detail below. The scheme is therefore deemed

to be acceptable as a matter of principle, and we look forward to working with the Council on a timely positive determination of the application.

### **Material Considerations**

- 4.20 In addition to the application being compliant with the Development Plan, it is clear that numerous material considerations exist, that weigh in favour of this application.
- 4.21 This application seeks permission for a residential care home for up to 6no. young people. The Applicants will provide high-quality child centred residential care services that aim to provide service users with a high standard of care, support and other specialist services to ensure the best outcome for their health and long-term life chances. The host building will allow this level of bespoke care, in a safe, supportive and family orientated environment and will be meeting the care needs of some of the more vulnerable members of the local community.
- 4.22 This facility will directly contribute to the Council's health care agenda, and more importantly will ensure that those in need of care can receive the required support within a homely and caring environment. The proposed use of the application site specifically addresses the key priorities around the safeguarding, health and wellbeing of children in the authority area, whilst according with key determinative policies set out within the development plan, which sets out its support for such uses as a matter of principle.

### **5.0 Operational Statement**

- 5.1 This application seeks a change of use of the existing 4-bedroom dwellinghouse to a residential care home for up to 6 young people (up to the age of 17), with appropriate staffing levels.
- 5.2 The young people will be cared for by trained carers 24 hours a day, 7 days a week. There will be four staff/carers working on a split shift, with two full time carers on site during the day and overnight, and a further two-night shift carers. Staff handovers will take place each day around 8am. Visits from other staff and other care professionals will be limited, and again in reality, will be no greater in number than the visits associated with a normal family home. Many of these visits are also likely to take place off site.
- 5.3 Care is to be provided in a communal environment with the young persons and their carers sharing facilities much like a family, such as sharing mealtimes etc. For example,

there would be no locks on bedroom doors, and the property will retain the look and character of a conventional family home.

- 5.4 Given the limited number of young persons to be cared for on site, there will be no greater level of disturbance or amenity effects than could be generated by the existing C3 use.
- 5.5 As detailed on the as existing and proposed floor plans submitted with the application, the main change on site will relate to the internal reconfiguration of the property, with some minor external fenestration changes to windows etc. These changes do not however result in any material changes on site and will have no greater impact on the local area than the existing arrangement.
- 5.6 The Applicant will ensure that the facility is subject to health and safety policies, safeguarding policies, complaints procedures, equality and diversity, missing child policies etc to secure the safety of the proposed service users and staff, and to assist in ensuring the integration of the facility into the wider local community and being a 'good neighbour'. In addition, the Applicant will ensure that neighbours will be provided by the Home Manager with their contact details such they can discuss and meet with them should they have any concerns to seek to address them immediately.
- 5.7 In relation to the key determinative planning issues, it can be confirmed as follows:

#### **Highways/Access**

- 5.8 In respect of highway considerations, it can once again be confirmed that the site is well located in respect of services and amenities, a number of which are within walking distance of the property. Public transport options are also close by, meaning that the site is accessible for staff, service users and their families.
- 5.9 The provision of 4 off street car parking spaces to service this development will be more than sufficient to meet its needs, without creating significant congestion and on street car parking within the local area.
- 5.10 In relation to additional visits to the site, it can be confirmed that social workers from the local authority will attend site to discuss the progress of the young people, and the frequency of such visits will vary based on the needs of each child, but will not result in a significant increase in daily traffic movements associated with the development.

- 5.11 Notwithstanding the above, it should be noted that NPPF paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network '*would be severe*'. In this respect, public transport options and staff and visitor management tools will ensure that there will be no '*severe*' impact on the road network, and that there will be no '*unacceptable impact on highway safety*'. The scheme is therefore deemed to be acceptable in relation to highways, transport and car parking.

### **Residential Amenity/Operations**

- 5.12 It is important to recognise that the proposals are simply seeking to secure consent for a varied form of residential use within a residential area. Further, that should this facility have been for the care of adults, that planning permission would not have been required, and in fact there is case law indicating that such uses for young people can where appropriate, also operate under Certificates of Lawfulness.
- 5.13 In respect of the proposed change of use of the site, the management tools detailed above demonstrate that the operators understand the challenges around residential care for service users of this nature. The operation is well considered and will operate without adverse effect to surrounding residential properties through the implementation of care. Management and operational policies will seek to protect the amenities of both the service users and neighbouring properties. The scheme is therefore deemed to be acceptable in relation to the wider issues of residential amenity and privacy.
- 5.14 The proposed use of 433-435 Cronton Road, Cronton to provide accommodation and support for up to 6 young persons up to the age of 17 is deemed to have been proven to be in need, and will provide a vital service to improve health, mental health, wellbeing and lifelong outcomes for the children they support. This is a material consideration of significant weight in favour of the grant of consent.

## **6.0 Conclusions**

- 6.1 This Planning Statement (the '*statement*') has been prepared on behalf of the applicant, to support a full planning application for the following proposed development:

*‘Change of use of existing dwellinghouse to C2 Adult & Child Care for 6 Residents with Health and Trauma Related Needs with all associated facilities including fenestration changes at 433-435 Cronton Road, Cronton.’*

- 6.2 The proposals forming this application have been well considered, taking into account local context and need, as well as the amenity of neighbouring residents. The nature and design of the proposed use is consistent with the provisions of the Development Plan. The site is well located to utilise an extensive range of nearby amenities and modes of public transport. As such, the site is sustainably located, with sufficient car parking available on site to service the needs of the development.
- 6.3 It has been demonstrated throughout this submission that the development subject of this application, accords with the relevant statutory duties and the Development Plan when read as a whole. The proposed development is acceptable in principle, by virtue of the provisions of the National Planning Policy Framework and the Knowsley Development Plan. Furthermore, numerous other material considerations weigh in favour of the grant of consent.
- 6.4 Section 70(2) of the Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that where an application accords with the relevant Development Plan, and material considerations are in favour, applications should be determined positively. As such, based on the above principles, we would therefore kindly request that the Council seek to support this proposal and issue a grant of consent for the proposed change of use without delay.