

APPEAL STATEMENT

Change of Use of from Dwellinghouse
(Class C3) to 4 Child Residential Care
Home (Class C2) at 18 – 20 Church Street,
Royston, Barnsley S71 4QU.

MPD Built
Environment
Consultants Ltd

Introduction

This Statement has been prepared in support of the accompanying planning appeal on behalf of the Hennessy Group against the refusal of planning application 2025/0820 by Barnsley Council for the change the use of 18 – 20, Church Street, Royston to a children’s home for four children (below the age of 18) with non-resident carers (Class C2).

The Hennessy Group provide a wide variety of established residential care homes in the UK. Our services cater to a huge range of needs and offer invaluable support and development. We believe passionately in the welfare and wellbeing of the children and young people we are fortunate enough to work with.

The Hennessy Group help young people to develop through our highly individualised and fully person-centred support process and enable them to maximise their own potential by empowering them with life skills to enrich their outcomes throughout the whole of their lives, within whichever individual pathway they choose or require.

The Hennessy Group provide support services for adolescents and children on behalf of the local authority. The company is based in Durham and has several operational and service contracts with a several different local authorities across the Northeast and Yorkshire.

The Hennessy Group has been operating for over 30+ years and was set up to provide outstanding support and accommodation for those in care and leaving care across the U.K. They aim to help young people to reach their fullest potential by offering a caring home environment that provides them with structure, stability, and bespoke packages of support to address their individual needs.

The staff are made up of highly skilled social workers, managers, substance misuse and mental health professionals with significant experience within the social work and care sector. As such, the Hennessy Group is run by experts within the field of Social Work and Social Care and therefore they have comprehensive knowledge and experience of delivering support to children and young people known to Children's Social Care.

The Group's aim is to provide looked-after children with a stable and loving home environment, using a therapeutic led parenting model to deliver positive

outcomes. The Hennessy use strengths-based and systemic approaches that build upon the strengths of the young people and considering pre-existing coping strategies to contribute to finding solutions to difficulties and using positive reinforcement which incorporates lots of praise for their achievements. It's an approach whereby staff work in partnership with young people.

As a preferred provider applicant is regulated internal local authority commissioning teams, which is inclusive of inspections. The group operate rigorous recruitment and employee management regimes (Safer Recruitment). In addition, staff retention rates are high, and the level of training and expertise required by the company for their Children's Care business are significant. The Hennessy Group have a high standard in terms of positive outcomes for young people in leaving care provisions and have received numerous compliments/feedback from commissions, social workers and young people in relation to the high-quality level of care they offer.

It should be noted that the local authority has a statutory duty under the Children Act 1989 to place children from the area locally. In accordance with section 22C (7), in determining which is the most appropriate placement the local authority must 'give preference to' a placement with a connected person i.e. a relative, friend or other person connected with the child, reflecting the principle that children should, wherever possible be brought up in their families and communities, if they cannot remain with their parents.

In addition to this, section 22C (7) to (9) stipulates that the responsible authority must ensure that, as far as reasonably practicable, the placement: allows the child to live near their home; does not disrupt their education (particularly at Key Stage 4) and is within the local authority's area.

At present there are insufficient children's homes to meet local demand.

Sycamore House will provide a safe and secure home for these vulnerable children, and the proposed change of use will allow children from the age of eight to be homed at the property. It is important to note that every area has a mix of people including Barnsley who require support. The aim is to provide the young people in care with a quiet, friendly, and supportive environment for them to live and develop in. The home will be utilised to house suitable children from Barnsley and South Yorkshire instead of them sometimes being transported hundreds of miles away from their families, relatives, and friends.

Background

BACKGROUND AND JUSTIFICATION

Need for the Service

Barnsley Council has identified a growing need for high-quality, community-based supported accommodation for care leavers transitioning to independent living. The proposed service at Sycamore House directly addresses this need by providing:

- A stable, homely environment for vulnerable young people
- Tailored support to develop life skills and independence
- Reduced reliance on institutional care settings Research shows that small-scale supported accommodation leads to better outcomes for care leavers in terms of education, employment, and emotional wellbeing compared to larger residential settings.

Regulatory Context

The proposed use will operate as OFSTED-registered supported accommodation under:

- The Supported Accommodation (England) Regulations 2023
- Care Standards Act 2000 (as amended)
- Local Authority commissioning requirements Key regulatory differences from children's homes:
 - More independent living with less intensive staffing
 - Greater focus on preparing for adulthood
 - Different inspection framework (biennial rather than annual inspections)

Planning History

2025/1052 - Certificate of proposed lawful development for the change of use from dwellinghouse (Use Class C3) to be used as supported living for up to 4 young adults with non-resident carers (Use Class C3b) – Granted 12/03/2026.

2025/1036 - Certificate of proposed lawful development for the change of use from dwellinghouse (Use Class C3) to be used as small children's home (maximum 3 children) with non-resident carers (Use Class C2) – Refused 12/03/2026.

2025/0820 - Change of use from dwellinghouse (Class C3) to 4 Child Children's Home (Class C2) – Refused 12/03/2026.

2023/0028 - Residential development of 2no dwellings with primary access off New Street (Outline with all matters reserved apart from means of access) – Withdrawn.

2017/1121 - Residential development of 2 dwellings (Outline with all matters reserved apart from means of access) (Amended Plans) – Approved with conditions 11/12/2017.

Site Description

The property is a 4 bedroomed detached two storey dwelling with private gardens to the front and rear as well as off-street parking provision. The property is situated at the end of two cul-de-sac's (Church Street and New Street) within an established residential area.

There are two detached buildings within the curtilage of the main house which were formerly a garage which will be converted into an administrative office.



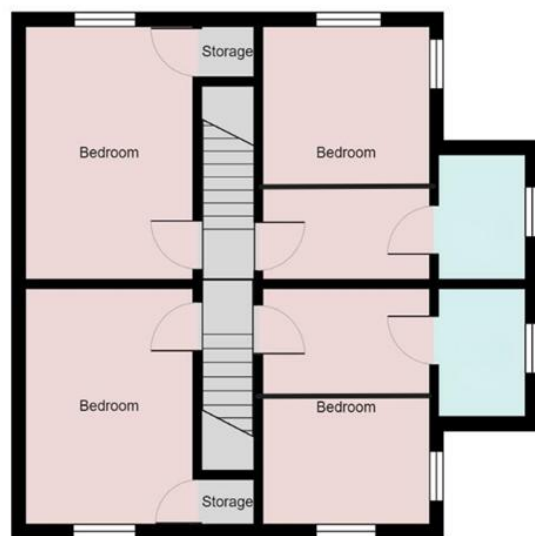
There is a residents parking scheme in operation on Church Street, however several properties on the road have dedicated on plot parking to meet their needs, thus on street parking is not prevalent in the locality from a visual inspection undertaken during the daytime. The appeal site has more sufficient on-site car parking in excess of that required by the Council's Parking SPD to meet its operational needs and ensure that there will be no overspill onto the adjoining highway.

The property is within easy reach of local shops and other amenities, whilst also benefitting from good public transport links. The site is therefore considered to be a highly sustainable location.

The site is situated within Flood Zone One which is the least likely location to be subject to fluvial flooding. The site is also not identified on the Environment Agency flood risk maps as being susceptible to surface water flooding.



Ground Floor



First Floor



The Proposal

The proposal involves the change of use of a dwelling-house (Class C3) into a residential children's home (Class C2). Due to the limited size of the property the home will accommodate a maximum of four children aged below 18 years of age and there will always be a minimum of two carers on site at any time both during the day and night.

In addition, the existing outbuildings on site will be converted to provide an office for the home with the other being used as a meeting room.

The use of the property as a residential home (Class C2) will provide care to children and young people who require assistance in their day-to-day lives as well as a permanent and supportive home environment for them, to live stably until they are ready to venture out into the world of independence. At this point it is important to understand what a Class C2 use entails, and the definition is contained below. The Class C2 use should not be confused with Class C2A which is not being applied for.

Use Class C2 reads as follows:

Residential institutions "Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres."

Use Class C2A reads as follows:

Secure residential institutions "C2A Use for the provision of secure residential accommodation, including use as a prison, young offenders' institution, detention centre, secure training centre, custody centre, short-term holding centre, secure hospital, secure local authority accommodation, or use as a military barracks."

It is important to note that if the applicant were using this property to provide care to adults, the use of the property would not be subject to a change of use application, as it would fall under Class C3(b), which reads as follows:

Dwellingshouses C3(b) "Up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems."

Indeed, to the eye there is no material difference between a Class C3 use (your home) and this children's home (Class C2), as it will be operated as a family unit with a parenting model in place. However, as it is considered by the courts that children on their own (as the permanent residents) cannot form a household, we have duly submitted a planning application for the change of use of the dwellinghouse (Class C3) to a three child children's home (Class C2).

The national minimum requirement for a single bedroom is 7.5m².

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Use Class C2A reads as follows:

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It is important to note that if the applicant were using this property to provide supported living to adults, the use of the property would not be subject to a change of use application, as it would fall under Class C3(b), which reads as follows:

Dwellinghouses C3(b) "Up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems."

Indeed, to the eye there is little material difference between a Class C3 use (your home) and this residential care home (Class C2), as it will be operated as a family unit as far as possible having regard to the complex needs of the residents.

Planning Context

The Town and Country Planning (Use Classes) (Amendment) Order 2005 (amended further in 2010) distinguishes a range of uses of buildings and specifically permits changes of use from one use to another within individual classes.

Where activity results in a material change of use of a building to a use falling within a different use class then planning permission will be required to authorise that change of use.

Depending on the circumstances of each case, a children's home will fall into either a Class C2 or Class C3 use classification.

Use Class C2 (Residential Institutions) of the above Order reads as follows: Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)). Use as a hospital or nursing home. Use as a residential school, college or training centre.

Use Class C3 (Dwelling houses) reads as follows: Use as a dwelling house (whether or not as a sole or main residence) by — (a) a single person or by people to be regarded as forming a single household; (b) not more than six residents living together as a single household where care is provided for residents; or (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).

A material change of use from class C3 to C2 amounts to development requiring planning permission. There is therefore a potential requirement for planning permission to use a dwelling house as a children's home.

The starting point is to first establish as a matter of fact and degree, whether such a use would constitute a change of use from Class C3 to C2. The issue largely centres on whether the children are in themselves capable of living together as a single household.

Class C3 (b) of the Town and Country Planning (Use Classes) Order as amended refers to "use as a dwelling house by not more than six residents living together as a single household, (including a household where care is provided for residents)." If a children's home was being run on this basis, with children

being looked after by a permanent occupant of the dwelling, there would be no requirement for planning permission. However, the matter is less clear when the care is based on shift patterns. In the North Devon District Council [2003] case Justice Collins made the point that that child “need to be looked after. They cannot run a house. They cannot be expected to deal with all the matters that go to running a home ... children are regarded as needing full time care from an adult, someone to look after them, someone to run their lives for them and someone to make sure that the household operates as it should.”

The North Devon judgement confirms that it is unrealistic to expect children to look after themselves in a single household. It also clarified that carers who provided 24-hour care but were not resident could not be regarded as living together in a household. The concept of living together as a household means that a proper functioning household must exist and children and carer must reside in the premises. In such circumstances, the use cannot therefore be considered to fall within Class C3 (b). A children’s home run on shift patterns could not be considered to fall within Class C3 (a), because clearly, this is not occupation of a dwelling house by a single person or people living together as a family.

Equally, C3(c) distinguishes groups of people living together as a single household, which could for example include people with lodgers, or student accommodation for up to six individuals. Children’s homes based on shift patterns would not be considered to fall into these criteria either. Following an assessment of case law and an Inspector’s decision of 2010 at Stockport, use of premises as a children’s home will generally be held to fall within Class C2 of the Order (Residential institutions).

The next point to bear in mind that a change of use from C3 to C2 may not amount to a material change of use and may still not amount to development which requires planning permission. So, it is possible to conclude that no material change of use has occurred if there is no material difference in activity to that which may be anticipated in the case of a conventional residential use.

So, if the premises have the look and character of a conventional residential dwelling, and the use gives rise to no greater level of disturbance or amenity effects than could be generated by a Class C3 use, then no material change of use has occurred. Should the carers be living on the premises full-time, and have no other permanent address, the likelihood is this may amount to a C3(b) use even where substantial internal adaptation of the building has taken place.

Conclusions

The issue of whether a material change of use has occurred will ultimately be a matter of fact and degree in each individual case. The key issues are however the numbers of residents involved, whether staff work shift patterns or have a permanent residence at the site and the materiality in planning terms of any change of use.

The starting point will be to consider:

1. The number of residents involved and how the operation is to be conducted, for example whether staff are employed and if shift patterns are in operation or whether staff are permanently resident. If the number of residents is not more than six and the staff live in full time, then this is consistent with a C3 use.
2. By contrast, where the staff working shift patterns and are not full-time residents this is consistent with a C2 use. Ultimately it will remain a matter of planning judgement, but this should be the start of a sequence of considerations to help establish whether a change in the character of a dwelling-house has occurred, for example, through increased coming and goings and disturbance.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, local planning authorities must make their determination in accordance with the development plan unless material considerations indicate otherwise. The development plan relating to the site is the Barnsley Local Plan (adopted January 2019).

It is considered that the proposals are wholly in compliance with both national and local planning policy and in the following section we will set out our rationale for this reaching this view.

National Planning Policy

In the first instance it is necessary to consider the national planning policy context which is the National Planning Policy Framework (NPPF) published in December 2024. The NPPF is clear that Planning Permission should be granted for development where it accords with planning policy. To this end in **Paragraph 7** of the NPPF the point is made that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 of the NPPF outlines the three strands to sustainable development namely economic, social and environmental objectives. The social objectives are particularly important in relation to this proposal which seeks to provide residential accommodation to three adults.

Paragraph 9 reinforces the point that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. This is particularly relevant in relation to this proposal as the home will house local adults requiring 24-hour care.

The National Planning Policy Framework in **paragraph 11** makes it clear that a presumption in favour of sustainable development is at the heart of national planning policy and where a proposal accords with planning policy then it should be permitted without delay.

Paragraph 39 of the Framework encourages Local planning authorities to approach decisions on proposed development in a positive and creative way. Using the full range of planning tools available and working 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 states that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. This proposal is for a residential use within an established residential area so is wholly appropriate and compliant with land use policy.

Paragraph 57 of the NPPF makes it clear that the Government expects conditions imposed on planning permissions to be kept to a minimum. Conditions imposed also need to meet the six tests of conditions namely are they necessary, relevant to planning and to the development permitted, enforceable, precise and reasonable in all other aspects. Conditions that are required to be discharged before development can commence should be avoided, unless there is clear justification. In this case, it is important to recognise the potential negative consequences such conditions could have in relation to the delivery of the wider project, and it is to be hoped the Local Planning Authority take this into account and discuss any conditions prior to imposing them as recommended by the NPPF in the same paragraph.

Paragraph 61 The Government's aim is to significantly boost the supply of homes, it is therefore important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

Paragraph 63 of the NPPF advocates a sufficient supply of homes of different sizes, types, and tenures to meet the housing needs for different groups in the

community. Specific reference is made in **paragraph 63** to provision for 'looked after children' with **footnote 26** identifying that local authority's Children's Social Care Sufficiency Strategy will set out the need for such accommodation. This change of use will meet an identified need by providing safe and secure residential accommodation for vulnerable children in need of care.

Paragraph 96 states that planning policies and decisions should aim to achieve healthy, inclusive, and safe places that promote social interaction, are safe and accessible so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and enable the support of healthy lifestyles, especially where this would address identified local health and well-being needs. Providing this facility enables these looked after children to enjoy a safe, inclusive and supportive environment in which to live.

Paragraph 98 requires that 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 and other local services to enhance the sustainability of communities and residential environments; and
- b) consider and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

Paragraph 115 In assessing applications sustainable transport modes of transport should be prioritised, ensuring safe access to the site can be achieved for users, the design of parking areas should reflect national guidance and any significant impacts from the development on the transport network or highway safety can be effectively mitigated.

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.'

Paragraph 124, in dealing with effective use of land, states that 'planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.'

Paragraph 128 of the NPPF confirms that local planning authorities should take a positive approach to applications for alternative uses of land which is developed but not allocated for specific purposes to help meet identified needs.

In summary, the NPPF encourages local planning authorities to approach decision-taking in a positive way by looking for solutions rather than problems, and decision-takers at every level should seek to approve applications where possible.

Local Planning Policy

The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019). The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it. The following Local Plan policies are relevant in this case:

Policy SD1 Presumption in favour of Sustainable Development which reflects the national policy stance set out in the NPPF.

Policy GD1: General Development states that should be no significant adverse effect on the living conditions and residential amenity of existing and future residents should arise out of development. The development should be compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land. In this context the proposals are for a residential use within an established residential area and therefore the proposed use is compatible with its surroundings and will not result in harm to the amenities of the locality.

Policy H6 Housing Mix and Efficient Use of Land reiterates to an extent paragraph 63 of the NPPF. It states, *'Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population.'* This development will assist the Council in meeting its specialist housing needs as well as providing much needed accommodation locally for looked after children from the South Yorkshire area.

Policy H9 Protection of Existing Larger Dwellings seeks to restrict new development within the curtilage of existing larger dwellings where it will have an adverse impact on the setting of the original dwelling, and the size of the remaining garden area. The policy goes on to state that the loss of larger dwellings will be resisted with support being given to turning HMO's back into

single family dwellings. The policy makes no mention of preventing or restricting specialist housing provision such as that proposed (Class C2) and it is considered that the objective of this policy was firmly aimed at preventing the loss of larger dwellings to HMO uses as opposed to specialist housing uses.

Policy T3 New Development and Sustainable Travel requires that new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists as well as providing minimum levels of parking for vehicles as set out in the SPD. The site is situated in a highly accessible location close to local amenities and public transport connections.

Policy T4 New development and Transport Safety development should be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement. Five off street parking spaces will be provided on site, therefore there will be no impact on the existing on street parking provision in the locality. Additionally, the parking area will be separated from the remainder of the outdoor amenity area thus ensuring the safety of the looked after children living at the property

Policy D1 High Quality Design and Place Making high quality design is expected taking advantage of and reinforce the distinctive, local character and features of Barnsley, through its layout and design development should contribute to place making and to a healthy, safe and sustainable environment. It should provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces. By locating looked after children locally this helps them assimilate in familiar surroundings close to family and friends in a supportive environment.

Other Material Considerations

Supplementary Planning Documents ('SPD')

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning

Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD in this case are:

Parking

The SPD sets out parking requirements for residential institutions (Class C2), however it also sets a threshold of 2500sqm at which these standards apply. The property which is the subject of this application is significantly below this threshold and as such is not subject to these parking standards. The parking standards relating to the existing use as a dwelling (Class C3) therefore apply. The requirement is for a minimum of 2 spaces for dwellings with 3 or more bedrooms. In this case 5 off street parking spaces have been provided for carers and the occasional visitors.

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Planning for Accommodation for Looked-After Children – Ministerial Statement (May 2023)

The then Minister of State for Housing and Planning, with the support of the then Secretary of State for Education, issued a statement in May 2023 setting out the Government's commitment to support the development of accommodation for looked-after children, and its delivery through the planning system.

The statement confirms that:

'The planning system should not be a barrier to providing homes for the most vulnerable children in society. When care is the best choice for a child, it is important that the care system provides stable, loving homes close to children's communities...Local planning authorities should give due weight to and be supportive of applications, where appropriate, for all types of accommodation for looked-after children in their area that reflect local needs and all parties in the development process should work together closely to facilitate the timely delivery of such vital accommodation for children across the country.'

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Local Planning Authority to make its determination in accordance with the Development Plan unless material planning considerations indicate otherwise. The National Planning Policy Framework (NPPF) supports this legislative position, and its contents are a material consideration in determining the application.

Given the nature of the proposed use, the material planning matters that would need consideration are the principle of development, layout of the property, impact on residential amenity, impact on highway safety and parking provision.

The Principle

The site is situated in an established residential area. A residential care home for 4 children (Class C2) is a specialist residential use and therefore in land use terms it is an appropriate use in this primarily residential area.

The characteristics of the use are very similar in nature to that of a family dwelling (Class C3). However, as the carers are not resident on site the use falls within that of a residential institution (Class C2) as case law detailed in the planning context section of this statement has held that children living alone cannot form a household on their own without adults being in residence.

It is important though to keep in mind that the primary use is still residential despite the children on their own not being able to form a household unit that meets the definition of a household under Class C3 and as such a Class C2 use as proposed is considered a wholly appropriate use in a residential area from a land use policy perspective.

There is no policy context which would prevent the proposed C2 use in this location and specialist housing is generally supported as sustainable development therefore the principle of the scheme is acceptable, subject to all other material planning considerations being met. Indeed, paragraph 63 of the NPPF makes specific reference to the need to provide sufficient accommodation for looked after children in care.

This is further endorsed in the written ministerial statement on the need to provide sufficient accommodation locally for looked after children.

Barnsley Council has a duty of care to ensure that vulnerable persons are appropriately accommodated within the Barnsley and South Yorkshire region. Residential care institutions of this nature work alongside the Local Authority to provide invaluable support and residential care for adults in sustainable locations.

The proposed use would support the Council's existing work by providing safe, supportive and quality residential care for up to four looked after children in the district and would operate in a manner that would be compatible with the existing residential character of the area. The creation of a 4-bedroom children's care home responds to the requirements of Barnsley Council and other local adult services providers.

In this regard, we consider that the principle of development, design and nature of the use is acceptable and sustainable and complies with Policy H6 of the Local Plan.

Need for the development

Barnsley Council's Child Sufficiency Strategy identifies the need to reduce out of borough placements and provide suitable provision for looked after children closer to family and friends within the district or surrounding areas. The applicant is working closely with the Council's Children's Services to help meet this identified need through the provision of this facility.

Barnsley's Children's Services are working with the appellant who have a plan to work with them on their transition plan - taking YPs at a young age and ensuring an excellent 16 + transition into their internal provisions.

The appellant is in direct communication with the consultant commissioning lead. They have advised the appellant that they want to see Barnsley children back in Barnsley. This vision cannot come to fruition if children are placed outside of Barnsley. The appellant is giving the Council every opportunity to help realise that vision, and want to support Barnsley first. There are lots of

Young Persons placed out of area that the Council cannot lead through their transition plan, but with additional local provision supported by the appellant, this will help to ensure more Barnsley young people are supported within Barnsley.

Loss of Existing Larger Dwelling

Policy H9 seeks to retain existing larger dwellings for use as single family homes. The application site was clearly two separate dwellings at one time which is evident from the internal layout which incorporates two separate staircases and two separate bathrooms. The numbering of the property as No. 18/20 also indicates that the property was originally two smaller dwellings which have been converted into a single dwelling at some point in the past. Which is also indicated on the OS Map for the site which is contained in the site description section of this statement.

The primary objective of this policy is to retain existing larger dwellings for occupation by larger families and prevent them being lost permanently to HMO uses which tend to be a lucrative venture for investors.

The use of the property as a children's home (Class C2) would ensure the dwelling is occupied as a single unit of accommodation so it would not be lost in terms of it being capable of reverting to a single-family dwelling (Class C3) in future. The property could be occupied as either as a dwelling with up to six residents living together receiving a degree of care/support (Class C3b) or by a group of people such as a religious community living together (Class C3c). Indeed, the Council has confirmed that the use of the property as to house 4 young persons (18-21 years old) with carers is lawful having granted a certificate of lawfulness under 2025/1052 on 12th March 2026.

In this case planning permission is only required for the children's home (Class C2) as the courts have determined that children living together without resident carers cannot form a household on their own. Therefore, planning permission is required for the use assuming that the number of children is above the threshold which makes it a material change of use. Barnsley Council

as an LPA have determined on several occasions that 3 children living in a dwelling with non-resident carers does not constitute a material change of use and therefore does not require planning permission. Therefore, in this case as there are 4 children proposed to reside at the property this is deemed to be a material change of use which requires planning permission based on the intensiveness of the use.

An application for a certificate of lawfulness to house 3 children below the age of 18 at the property with non-resident carers was also refused by Barnsley Council and this is the subject of a separate appeal.

Therefore, in theory the property could be occupied by a lower number of children with non-resident carers and be deemed not to be a material change of use which would mean this use could operate without the need for planning permission. Equally, the property could be used to provide supported living accommodation for a group of young adults which the Council has already confirmed is lawful and would not require planning permission as the use falls with Class C3b.

It is therefore considered that policy is primarily aimed at preventing the loss of larger dwellings to HMO uses rather than preventing Class C2 or Class C3b/c uses. The fact that a fourth resident child at the property results in a material change of use that requires planning permission is not disputed by the appellant. However, what is disputed is the perverse outcome the interpretation of policy H9 results in. Rather than accommodating 4 children it results in the dwelling being under occupied to avoid the requirement for planning permission or the dwelling being used to house more young people in supported accommodation (Class C3b).

It is therefore the view of the appellant that this policy was not formulated to specifically prevent children's homes (Class C2) for which there is an acknowledge demand both locally and nationally. Policy H9 was aimed at preventing the loss of larger dwellings to HMO uses and the issues this can cause in relation to community cohesion. The commentary in the local plan which accompanies Policy H9 specifically references HMO's but makes no

reference to residential care homes (Class C2). It is therefore the appellants view that the policy is being misinterpreted to cover a wider range of uses than originally intended. The dwelling will remain a single unit of accommodation and will operate as a family unit albeit with non-resident carers.

Visual Impact

No external alterations are proposed as part of this change of use application, as the use will not materially impact the external appearance of the dwelling.

Therefore, from the outside the property will not be discernibly different from any other dwelling located along Church Street or the surrounding roads. To all intents and purposes, the property will appear to be a dwelling house to any passer-by. The fact that the property is also located at the end of a cul-de-sac's means that visitors or residents using Church Street or New Street are usually there for a specific reason as there is no through route. Therefore, footfall along these streets is very limited in comparison to that of a through road.

Residential Amenity

The property will be occupied by a maximum of four children with a minimum of two carers on site to provide support. The use will have much the same characteristics of that of a larger family living together, except that in this case the carers will not be permanent residents at the property and will rotate in accordance with the shift patterns supplied as part of the supporting evidence.

The property itself is detached and sits in spacious grounds. The proposals will not adversely impact any neighbouring properties amenities due to overlooking, overshadowing or impacting outlook.

Any suggestion that children in care are any more likely to impact the amenities of residents through noise or disturbance are simply unfounded. There is simply no empirical evidence to support such an assertion. All children are individuals and have their own personalities, clearly some will be more boisterous than others, but this is the same in any family where different children will have their individual character traits.

It should also be noted that children are taken into care as a result of not having a fit and proper responsible adult to look after them rather than

because of anything they have done themselves. It is therefore important to make the distinction between a Class C2 and a Class C2a use as often the public fail to understand this and assume that these vulnerable children are in care as result of their actions rather than the reality which is down to the lack of a responsible adult capable of caring for them.

It should be noted that the property has good quality external private garden space to the rear for residents and staff to enjoy and therefore presents an attractive environment in which to raise looked after children. .

Highway Safety

The proposed use would not result in any vehicular movements above and beyond the historic use of the building, those accepted within the associated with a typical family dwelling (Class C3). The property benefits from existing off-street parking which can accommodate up to 5 vehicles as detailed on the proposed site plan with the existing access from New Street being utilised and a single space for the manager being provided at the Church Street entrance. In this regard, there would be minimal impact on the local highway network in accordance with Policy T4.

The property is located between Church Street and New Street. Church Street (B6132) is a through route; however, the property is set back from the main road and is situated at the end of a private access road. It is not intended to access the site from this side except to provide a space for the home manager's vehicle. The main vehicular entrance will be from New Street, which is not a through route, but which serves as an access route to the adjacent Royston Cemetery. The property benefits from on-site a car parking with five spaces being provided. Traffic levels and speeds along the New Road tend to be low. Terrace dwellings line both sides of New Road with a former chapel which is now used as carpet shop adjoining the site to the north. On street parking is available on both sides of New Road with no parking restrictions and a visual day time inspection reveal more than sufficient parking was available to meet demand.

Turning to the use itself, there will always be a minimum of two carers on site at any single time, so the traffic generated by the use will not be materially different to that which might be expected of a single-family dwelling as none

of the residents will own a vehicle as they are not allowed to hold a driving license by law due to their age. The use is therefore not envisaged to result in any tangible increase in traffic or parking demand in the locality or impact highway safety.

The existing property is located within a sustainable location with access to the existing highway network and nearby public transport links. Carers also tend to be drawn from the nearby area and evidence suggests that car ownership rates amongst carers tend to be lower than other professions.

Parking

The on-site parking provision exceeds the minimum requirement set out in the Council's Parking SPD. There will be a daily handover period between shift changes. The handover period will last a few minutes, and empirical evidence demonstrates that carers often live close to their place of work so walk, cycle or use public transport as opposed to a private motor vehicle.

The concerns raised by the Council's Highway Engineer are not based on any realistic assessment and seem based on a worst-case scenario which in reality is unlikely to occur. There are 5 car parking spaces on site. The shift handover times are 0800 and 2000 daily. There are three carers including the manager on the day shift with two on the night shift. The manager will attend 0900 – 1700. Therefore, there will be a maximum of 5 vehicles on site at a shift changeover in a worst-case scenario assuming every carer arrived in their own vehicle. This would be for a period of minutes only if it ever did happen, but as previously stated evidence suggests that carers are more likely to not own a vehicle or use alternative means to get to work than drive there. It is therefore clear that there is more than sufficient on-site parking available to meet the required parking demand for the use.

The attention of the Inspector is also drawn to planning appeal APP/H4315/W/20/3265183 – 48 Knowsley Road, St Helens WA10 4PU.

The site is covered in existing grasscrete which was laid some years back by the previous owners. It is proposed that this will remain in situ and be used to provide to off street parking and manoeuvring space within the site for vehicles. The parking area will be separated from the rest of the garden with a

picket fence so that there is no conflict between vehicles and children living at the home.

Biodiversity Net Gain

As the development will not involve the creation of additional hardstanding as such it is considered that the development is exempt from mandatory BNG uplift as it will not result in the loss of any existing habitat.

Employment

The proposed use will result in the creation of twelve full-time jobs which will be recruited for in the local area. This will therefore result in significant economic benefits to the locality by providing new employment opportunities for local people on their doorstep. As many carers tend to live close to their place of work, this reduces their reliance on private motor vehicles with many choosing to walk, cycle or use public transport to travel to and from work.

Future Management

Whilst the on-going management of the home is not a material planning consideration as such, this often causes anxiety amongst residents and therefore it is important that this is addressed to reassure neighbours about the operation of the residential care home in the future. The planning system is primarily concerned with the impact of the development in land use terms to ensure it does not have any detrimental impacts in terms of material planning considerations such as residential amenity, highway safety and parking etc.

The future management of the residential care home will be regulated by Barnsley Council as the commissioner of Children's care services in the district. In addition, Ofsted licenses children's homes and this requires the service provider and manager to be registered. Ofsted undertakes regular inspections of homes and awards a rating.

Team meetings will take place at the property in the office outbuilding with the main house primarily being a place of residence for the looked after adults.

To provide a further insight into the operation of the residential care home further details have been provide at Appendix A of the Planning Statement which supported the planning application, along with a staff rota detailing the

shift pattern. These documents are submitted as part of the supporting documentation accompanying this appeal.

Rebuttal of Reasons for Refusal

The local planning authority in deciding to refuse planning application 2025/0820 provided the following reasons as justification for their decision.

1. *The change of use would result in the loss of a 'larger dwelling' from the housing stock. This would be contrary to Local Plan Policy H9 'Protection of Existing Larger Dwellings', and Supplementary Planning Document 'Design of Housing Development', which state that it is important to ensure the endurance of existing housing stock of this type. In recent years dwelling conversions have been taking place at an increasing rate in the borough. These conversions have resulted in a loss of larger homes, contributing to the imbalance in the housing stock.*
2. *The proposed site layout plan includes fencing around a parking space accessed off Church Street, which would remove from that parking space access to turning provision within the site and result in vehicles reversing onto or off the classified Church Street B6132, to the detriment of highway safety and contrary to Local Plan Policy T4 New Development and Highway Improvement and paragraph 115 of the NPPF. The proposed site layout also proposes the provision of four parking spaces off New Street but without sufficient details of levels and materials to ensure that they would remain available for use and not result in:
 - a. *parking being displaced onto New Street, where space is at a premium, and*
 - b. *materials being deposited on the highway*to the detriment of highway safety and contrary to Local Plan policies T3 New Development and Sustainable Travel and T4 New Development and Highway Improvement and NPPF paragraphs 115 and 116.*
3. *The proposed change of use would be materially detrimental to the amenities of the occupants of the neighbouring dwellings by reason of noise and disturbance generated through the comings and goings particularly of staff members and movements/activities associated with the use including vehicle manoeuvring and parking on New Street where parking is at a premium. This would be contrary to Local Plan Policy GD1 'General Development'.*

The three reasons relate to three different material consideration namely loss of larger housing stock, parking and residential amenity. Having regard to this it is the intention to deal with each reason individually.

Reason 1

The change of use would result in the loss of a 'larger dwelling' from the housing stock. This would be contrary to Local Plan Policy H9 'Protection of Existing Larger Dwellings', and Supplementary Planning Document 'Design of Housing Development', which state that it is important to ensure the endurance of existing housing stock of this type. In recent years dwelling conversions have been taking place at an increasing rate in the borough. These conversions have resulted in a loss of larger homes, contributing to the imbalance in the housing stock.

Policy H9 is specifically concerned with protecting existing larger dwellings. The policy reads as follows:

Development within the curtilage of existing larger dwellings will be resisted where it will have an adverse impact on the setting of the original dwelling, and the size of the remaining garden area.

The loss of existing larger dwellings will be resisted. Support will be given to the re-establishment of Houses in Multiple Occupation into single family sized houses.

The supporting commentary to Policy H9 in the development plan reads as follows:

9.34 As well as provision as part of our housing mix of some new low density, large dwellings and family housing, it is also important to ensure the endurance of existing housing stock of this type. In recent years dwelling conversions have been taking place at an increasing rate in the borough. These conversions have resulted in a loss of larger homes and an increase in the number of smaller homes contributing to the imbalance in the housing stock towards smaller homes. This has been a problem particularly in Urban Barnsley around the Town Centre. The Government has changed the designation of garden areas from 'brownfield land' to 'greenfield land', in an attempt to resist development of additional houses within the curtilage of larger homes, known as 'garden grabbing', as this has also had an adverse impact on larger housing

stock. Often additional dwellings have been built within their curtilage, resulting in an adverse impact on the original dwelling. In order to further protect larger homes, we will resist the conversion of larger homes into flats and other non-self-contained housing such as Houses in Multiple Occupation and support their re-introduction into family-sized homes. Where this conflicts with policy GD1, this policy will take precedence if it maintains the existence of a large dwelling. This policy will also take precedence over any infill development that would normally be allowed under the Designing New Housing Development SPD, where that development would have an adverse impact on an existing large house. We will also resist development in gardens of larger dwellings where this will have an adverse impact on the original dwelling and its continued function. The definition of 'larger dwelling' will be contained in the Designing New Housing Development Supplementary Planning Document.

As can be seen from both the wording of Policy H9 and the supporting commentary the emphasis of the policy is clearly aimed at preventing the loss of larger dwellings to HMO's or their sub-division into smaller units of accommodation. The proposed use of the property as a children's home does not seek to sub-divide the unit but instead will retain it as a larger unit of residential accommodation albeit as a specialist residential use (Class C2) and as such it is not considered the proposals conflict with the objectives of Policy H9.

Policy H9 and the supporting commentary make no reference to restricting or preventing the use of larger units of accommodation for specialist residential uses such as residential care homes and as such it is submitted that the local planning authority have misinterpreted its own policy as if there was an intention to utilise this policy in this way then surely the accompanying commentary would have referenced this and spelt it out in unequivocal terms.

It should also be noted that the use of the property for a Class C2 will not result in the loss of a larger unit of accommodation merely a repurposing of it for a specialist residential use for which there is demonstrable local demand.

The use of the property for the proposed use will not prevent it reverting to a Class C3 use in the future and as such the proposals do not result in the loss of a larger unit of accommodation as suggested in the reason for refusal.

Attention is once again drawn to the fact that the Council have recently granted a certificate of lawfulness for the use of the property as supported

accommodation for 4 young adults with non-resident carers (Class C3b). An appeal has also been lodged against the refusal of a certificate of lawfulness for use of the property as a 3 child children's home (Class C2). If this appeal is successful and the use is deemed not to amount to a material change of use, then we will be faced with the potentially perverse situation where under occupation of the property is endorsed where 3 children can reside at the property but not a fourth even though there is a sufficient accommodation available.

It is therefore the appellants contention that Policy H9 was never intended to restrict specialist residential uses and the Council has misinterpreted its intention in using this policy as a reason for refusal as it does not result in the loss of a larger unit of accommodation merely it being used for a specialist residential use (Class C2) for which there is demonstrable need according to the Council own sufficiency strategy.

Reason 2

The proposed site layout plan includes fencing around a parking space accessed off Church Street, which would remove from that parking space access to turning provision within the site and result in vehicles reversing onto or off the classified Church Street B6132, to the detriment of highway safety and contrary to Local Plan Policy T4 New Development and Highway Improvement and paragraph 115 of the NPPF. The proposed site layout also proposes the provision of four parking spaces off New Street but without sufficient details of levels and materials to ensure that they would remain available for use and not result in:

*a. parking being displaced onto New Street, where space is at a premium, and
b. materials being deposited on the highway
to the detriment of highway safety and contrary to Local Plan policies T3 New Development and Sustainable Travel and T4 New Development and Highway Improvement and NPPF paragraphs 115 and 116.*

Policy T3 New Development and Sustainable Travel New development will be expected to: Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists; Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document; Provide a transport statement or assessment in line with guidance

set out in the National Planning Policy Framework and guidance including where appropriate regard for cross boundary local authority impacts; and Provide a travel plan statement or a travel plan in accordance with guidance set out in the National Planning Policy Framework including where appropriate regard for cross boundary local authority impacts. Travel plans will be secured through a planning obligation or a planning condition. Where levels of accessibility through public transport, cycling and walking are unacceptable, we will expect developers to take action or make financial contributions in accordance with policy I1. If it is not possible or appropriate for the minimum amount of parking for cycles, motorbikes, scooters and mopeds to be met on site, the developer must provide, or contribute towards, off-site parking, or improve or provide other forms of travel.

Policy T4 New development and Transport Safety New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement. If a development is not suitably served by the existing highway, or would create or add to problems of safety or the efficiency of the highway or any adjoining rail infrastructure for users, we will expect developers to take mitigating action or to make a financial contribution to make sure the necessary improvements go ahead. Any contributions will be secured through a planning obligation or planning condition.

NPPF

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

- a) sustainable transport modes are prioritised taking account of the vision for the site, 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 Code⁴⁸; 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 through a vision-led approach.

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.

On street parking is not restricted along New Street and each property on Church Street has its own dedicated off-street parking provision. It is therefore considered that the Council has completely ignored paragraph 116 of the NPPF which states '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.'

An appeal case relating to a proposal for a children's home at 58 Knowsley Road, St. Helens (APP/H4315/W/20/3265183) is also attached as an appendix. In that case the inspector concluded that the impact of not having any car parking for a 4-child residential care-home (Class C2) would not result in a detrimental impact on highway safety or demand for parking.

In this case there are the same number of children being care for at the site and there is on-site parking provision available for 5 vehicles. It is therefore submitted that the impact on highway safety has been exaggerated out of all proportion by the local planning authority in this instance. As has been pointed out handover between shifts only last a few minutes and as such it is difficult to understand the local planning authority's stance on this matter even in a worst-case scenario where five vehicles were on site for a short period of time.

The local planning authority in reaching this decision have chosen to ignore previous appeal decisions provided to them along with the fact that shift handover is only for a short period of time. As has been stated care workers tend to live locally and either walk, cycle or use public transport as often they don't own a vehicle. However, this seems to have been ignored by the local planning authority.

The site is well served by public transport with bus stops being within a couple of minutes' walk of the site.

The appellant also does not understand the inference in the reason for refusal that a parking space will be lost. The intention is to provide 5 off street parking spaces on site, with 4 spaces being accessed via the New Street and the managers parking space being accessed via Church Street. There is no intention to fence off the parking areas from being used, however it is the intention to

separate the parking areas from the garden area with picket fencing so that there is a clear separation.

With regards to the 4 car parking spaces accessed off New Street, there is existing grasscrete laid on the site which officers would have observed if they had visited the site. The submitted plan clearly demonstrates that sufficient parking can be accommodated on site, and **the local planning authority could have imposed a condition requiring submission of a detailed parking layout and its construction.** Paragraph's 56 and 57 of the NPPF make clear that '*Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.*' And that conditions should be necessary, relevant and reasonable. Clearly, a condition requiring the agreement of the car parking details and specification would need to be discharged prior to the use commencing and the appellant has no objection to this approach. However, the local planning authority did not see fit to propose such a condition and instead decided to use it as a reason for refusal which is considered wholly unjustifiable in the circumstances when it is clear that sufficient parking in excess of that required by the Council's own Parking SPD can be provided for on site.

With regards to the single parking space accessed via Church Street, a turning area can be provided within the site, although there is hardstanding in front of the dwellings which line the access route to the property so a vehicle could turn utilising this area. However, again the appellant is more than willing to provide the turning area within the application site if required.

As can be seen this reason for refusal is easily mitigated against and the proposals will not detrimentally impact highway safety or result in an increased demand for on street parking. It is therefore suggested that an appropriate worded condition could be imposed to deal with any outstanding concerns to the satisfaction of the local planning authority and the appellant has no objection to such an approach.

It is therefore submitted that the proposals do not with policies T3 and T4 of the development plan nor paragraphs 115 or 116 of the NPPF.

Reason 3

The proposed change of use would be materially detrimental to the amenities of the occupants of the neighbouring dwellings by reason of noise and

disturbance generated through the comings and goings particularly of staff members and movements/activities associated with the use including vehicle manoeuvring and parking on New Street where parking is at a premium. This would be contrary to Local Plan Policy GD1 'General Development'.

Policy GD1 General Development Proposals for development will be approved if: There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents; They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land; They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land; They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape; Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated; Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas; Any drains, culverts and other surface water bodies that may cross the site are considered; Appropriate landscaped boundaries are provided where sites are adjacent to open countryside; Any pylons are considered in the layout; and Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

Living Conditions

6.8 We want to make sure that the living conditions and residential amenity of people are protected, that development is set within high quality landscaping and that land is used efficiently by making sure that new development does not reduce development opportunities on neighbouring land.

6.9 We will assess impact on living conditions and residential amenity in relation to: Noise, smell, dust, vibration, light, air, surface water, groundwater or other pollution and disturbance from any proposed activity, including traffic related noise and the comings and goings of visitors to premises particularly when late evening activity is involved. Planning conditions will be used to control the construction process; Overlooking and privacy; Outlook from dwellings including consideration of whether structures in close proximity to

windows are considered visually over dominant. However, consideration does not extend to the protection of a person's particular view from a property as this is not a material planning consideration; Daylight/sunlight and overshadowing; and Landscaping and boundary treatments.

There is no empirical evidence to support this assertion. It is clear that pre-conceived prejudices which are without foundation are in play here as the suggestion is that children in care are noisier and more disruptive than those who live in a family environment. Clearly, this is not the case as each child is an individual and will have their own personality irrespective of their background.

A Class C2 use is an appropriate use in a residential location, and this is acknowledged in its Class C classification. A children's care home of this size only requires planning permission as a result of the North Devon case. Paragraph 61 of the NPPF makes clear the need to provide homes to meet the requirements of different groups in society and this includes those in care. The suggestion put forward by the Local Planning Authority is clearly based on prejudicial views of children in care as the suggestion is that a Class C2 use is not an appropriate use in a residential area as it will adversely affect neighbouring uses (Class C3 – dwelling-houses). This is a wholly unreasonable viewpoint and contrary to both national and local planning policy which seeks to support inclusivity at all levels.

It also contrary to the ministerial statement on the planning system not acting a block to providing accommodation for 'looked after children'.

Residents living near children's homes can often play an important part in providing role models along with carers for young people in care who lack those role models in their lives. It is therefore important that care homes are situated in residential areas and that looked after children are not stigmatised so that they can develop and grow up into responsible adults in the future.

The suggestion that comings and goings will be at such a level as to impact the amenities of neighbouring residents is not based on any factual evidence. It shows a clear lack of understanding of how a children's care home functions on the part of the local planning authority. Indeed, it is submitted that a typical family home with a couple of teenagers or twenty somethings living at home with their own vehicles would generate considerably more vehicular movements than the proposed use.

The local planning authority seems unable to accept the reality of how a care home works and seems to want to justify its stance using a worse case scenario. The adjacent property to the site is a carpet retailer and as such it is considered that the use will not unduly impact the amenities of this use. There is more than sufficient off-street parking to deal with a worst-case scenario of 5 vehicles being on site at a single time. However as previously pointed out this is a highly unlikely event as many carers typically don't have access to their own vehicle.

It should also be remembered that handover will take place at 8am and 8pm so these are not anti-social hours when neighbours are likely to be asleep. It is therefore submitted that given the handover only involves two staff members arriving and two leaving, the impact of this is being exaggerated by the local planning authority and in reality, the impact will be unnoticeable to residents living nearby over and above existing activity in the locality.

It is therefore submitted that the proposals are not contrary to Policy GD1 as the impact of the proposals on the amenities of neighbours would be no greater than if the site was occupied by a family with 4 vehicles.

Conclusions

The site is currently in use as a dwelling-house (Class C3). The characteristics of the proposed use as a four child children's home with non-resident carers (Class C2) will have no greater impact on the locality than the existing use in terms of material planning considerations. The property will be used to home four local children in care providing safe, high quality residential accommodation for them. Staff would be on site managing the property and looking after the children at all times. The proposal will provide a much need facility to allow local youngsters to develop in a caring and supportive homely environment.

The property will offer a high standard of both internal and external residential amenity space for the residents.

The Hennessy Group operate a high-quality level of care and wish to have a good and inclusive relationship with their neighbours and the local community. They are fully regulated by Ofsted and the Local Authority as a children's residential care home provider.

Having regard to the above and noting that the nature of the development would be unlikely to result in any significantly greater impacts than the existing C3 use, it is considered that the proposed development accords with the policy objectives of the Development Plan Policies and the NPPF. Planning Permission should therefore be granted for this proposal having regard to the benefits outlined in this statement.

It is therefore respectfully requested that the Inspector grants planning permission for this much needed facility which will serve the needs of local children in care by providing them with a safe and secure nurturing environment in familiar surroundings rather than them being transferred to an out of borough location away from family and friends.