

PLANNING STATEMENT

21 The Walk, Birdwell, S70 5UA

Application for a Lawful Development Certificate: Change of Use from C3 Dwelling to C2 Supported Accommodation

1. INTRODUCTION

Pockets of Peace Care Ltd submits this planning statement in support of an application for a Lawful Development Certificate to change the use of **21 The Walk, Birdwell, S70 5UA** from a **C3 dwelling** to a **C2 supported accommodation** for **two care leavers aged 16-25**.

This document provides a comprehensive assessment of the proposed use, demonstrating that the change will result in **no material alteration** to the property's physical characteristics or its impact on the surrounding area. The proposal is underpinned by robust regulatory frameworks, including OFSTED registration as supported accommodation (not a children's home), ensuring the highest standards of care while maintaining the property's residential character.

2. BACKGROUND AND JUSTIFICATION

2.1 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 21 The Walk 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.

2.2 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)
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3. THE PROPERTY

3.1 Location and Setting

21 The Walk is a **4-bedroom detached dwelling** situated in a **quiet cul-de-sac** with:

- **Low traffic levels** and excellent pedestrian safety
- **Proximity to local amenities** including shops (0.3 miles), parks (0.2 miles) and public transport (bus stop 150m)
- **Residential character** with similar-sized family homes

3.2 Layout and Facilities

The property (total floor area: 120sqm) comprises:

- **Ground floor:** Open-plan kitchen/diner (18sqm), lounge (16sqm), WC
- **First floor:** Two double bedrooms for young people (12sqm each), family bathroom
- **Second floor:** Staff bedroom (10sqm), office (8sqm), shower room
- **External:** Enclosed rear garden (60sqm), one off-street parking space

The internal layout **requires no structural alterations** and provides:

- **Private bedrooms** for each young person
 - **Shared living spaces** to foster independent living skills
 - **Staff facilities** that maintain appropriate supervision levels
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4. THE PROPOSAL

4.1 Proposed Use

The property will operate as **supported accommodation** for:

- **Maximum two residents** aged 16-25

- **Medium to long-term placements** (average 12-24 months)
- **Staff support tailored to individual needs**

4.2 Support Model

The accommodation will provide:

1. Core Support Offer

- Safe and stable accommodation
- Assistance with life skills development
- Support accessing education, training and employment

2. Independence Focus

- Graduated reduction in staff support as skills develop
- Encouragement to use community facilities independently
- Development of self-management skills

3. Staffing Approach

- **24/7 staffing with rotas aligned to OFSTED standards.**
- **Shift patterns:** 36-hour rotations (e.g., 8am Monday to 8pm Tuesday).

Staffing Model:

- **Daytime:** 1 support worker (8am–8pm).
- **Overnight:** 1 waking night staff (8pm–8am).
- Managerial oversight with daily check-ins

Shift Patterns: 12-hour rotations ensuring continuous supervision

4.3 Physical Adaptations

Fire Regulations

In terms of fire regulations, the only physical requirement is to have a fire door on those leading to escape corridors. The physical appearance of such doors is not materially different from normal doors and has no material impact on the character of the property.

Only **minor internal modifications** will be made:

- Installation of **fire safety equipment** (non-visible externally)
- **Secure storage** for records (as drawers in the office)

- **No changes to windows, doors or external appearance.** The **appearance and character** of the dwelling will remain unchanged.
 - There are no internal structural alterations proposed, and existing fire safety measures, including fire doors, are already in place. Externally, the building will remain unchanged. A fenced recreation and bin storage area is proposed to the side of the property, positioned out of public view.
 - The property will maintain its residential character and appearance, ensuring no adverse impact on the street scene or the wider character of the area, in line with local design and amenity policies. No additional windows are planned; the existing side-facing windows already serve habitable rooms. As such, the proposed change of use would not introduce any new or unacceptable overlooking.
 - With no extensions or physical alterations proposed, there will be no overbearing or overshadowing effects. Anticipated levels of noise and disturbance are consistent with those of a typical family dwelling.
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5. OPERATIONAL DETAILS

Staff will focus on:

- Developing independent living skills
- Supporting community integration
- Preparing for move-on accommodation

5.1 Visitor Management

Professional visits will be:

- **OFSTED inspections** every 1-2 years
- **Local Authority monitoring** as per contract requirements
- **Social worker visits** as needed

Resident visitors:

- Pre-approved visitors allowed within agreed hours (10am–8pm; no overnight stays).

5.2 Movement Management

- **Young people:** Free to come and go as they would in normal residential setting (curfew: 10:30pm, based on individual risk assessments). Young people are required to inform staff when leaving the premises. While independent

engagement with the local community is actively encouraged, a return time is set in accordance with each young person's age, assessed risk level, and support plan. If a young person does not return by their agreed curfew, staff will initiate the missing child protocol, taking into account the same factors. This may include escalating concerns to the police as a last resort, should efforts to contact the young person via their mobile phone or extended support network be unsuccessful.

- **Staff vehicles:** Maximum 1 car on-site during core hours which will be parked in the designated parking space allocated.
- **Visitor parking:** Utilisation of on-street spaces

6. IMPACT ASSESSMENT

6.1 Traffic and Parking

The proposal will generate **fewer vehicle movements** than:

- A typical family home (average 8-10 daily trips)
- The property's previous use as 4-bed HMO

Projected daily trips:

- Staff: 1 vehicle/day (maximum). Only 1 staff is a car driver and the rest use public transport
- Professional visits: Minimal

6.2 Noise and Disturbance

The accommodation will operate at **lower intensity** than:

- Family households with multiple children
- Student accommodation or traditional HMOs

6.3 Community Integration

The model actively promotes:

- **Independent use of local facilities**
 - **Responsible tenancy behaviours**
 - **Natural neighbour relations**
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7. POLICY COMPLIANCE

The proposal aligns with:

1. National Planning Policy Framework (NPPF)

- Supports vulnerable groups (para 72)
- Promotes sustainable development (para 11)

2. Barnsley Local Plan

- Policy HS5: Specialist housing provision
- Policy PC1: Community wellbeing

3. Supported Accommodation Standards

- Quality Standards framework
 - Local Authority commissioning requirements
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8. CONCLUSION

This application presents a carefully considered proposal for supported accommodation that:

- **Meets an identified local need** for care leaver provision
- **Maintains residential character** with no physical alterations
- **Operates at lower intensity** than comparable household types
- **Provides appropriate support** without institutional feel

The change of use will enable vulnerable young people to transition successfully to independence while causing **no material harm** to local amenity. We therefore respectfully request approval of this application.