

# **PLANNING STATEMENT**

**2 Melvinia Crescent, Barnsley , S75 1DZ**

**Application for a Lawful Development Certificate. Change of use from C3 dwelling to C2.**

## **NOTE**

**THE PLANNING STATEMENT IS TO BE READ IN CONJUNCTION WITH THE MANAGEMENT PLAN**

## **BACKGROUND**

We are writing on behalf of my client, Ease Assist Ltd who are seeking planning permission to use **2 Melvinia Crescent, Barnsley , S75 1DZ**, a C3 dwelling, as a small care home for two children, which falls within use class C2 of the Use Classes Order.

It is accepted that the proposed use falls within Use Class C2 and hence the change of use from C3 is not an automatic permitted change. However, it is nevertheless argued that there is little material difference between the current and proposed use, meaning that planning permission is not required.

## **THE PROPOSAL**

There will be no external alterations to the building or surrounds. There will be no change in the appearance or character of the dwelling.

## **THE PROPERTY**

It is a detached bungalow located at the junction of Melvinia Crescent and Devonshire Drive.

This is a solely residential area.

See supporting floor plans for layout arrangement.

The property comprises:

- 3 bedrooms
- Living/Dining Room
- Kitchen
- Bathroom with shower.
- Generous garden space

## **PARKING**

There is space for two cars to park on the drive.

On street parking is available immediately adjoining the property on Melvinia Drive and Devonshire Drive.

## **CONCLUSION**

There is no material difference in planning terms between the proposed use and the current use as a dwelling. The carers, working on a rota basis, would effectively live at the dwelling house to provide 24-hour care, as a single household. Facilities such as the bathroom/wc, kitchen and living rooms would be shared and the living mode would be communal. The comings and goings associated with the use would not be materially different from the current use as a family dwelling.

It is maintained that the nature of the use is not materially different from the current use as a family dwelling. Comings and goings would be no greater than occur at present, hence there would be no undue disturbance to any neighbours.

The local authority is therefore respectfully requested to support the application to allow this much needed facility to be established.