

PLANNING STATEMENT AND MANAGEMENT PLAN

NYPAS REF. 105-67-PS-01

29 Stainborough Road Dodworth Barnsley S75 3NF

Application for a Lawful Development Certificate.

Change of use from C3 dwelling to C2.

BACKGROUND

We are writing on behalf of our client, Ease Assist Ltd who are seeking planning permission to use **29 Stainborough Road Dodworth Barnsley S75 3NF**, 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

The property is a semi-detached house located on **Stainborough Road Dodworth Barnsley S75 3NF**

This is a predominantly residential area.

See supporting floor plans for layout arrangement.

The property comprises:

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

PARKING

Off street parking in the building frontage and on street parking is available on Stainborough Road Dodworth Barnsley S75 3NF

OFSTED

The property has already been registered by OFSTED

PURPOSE OF THE HOME

To support care leavers and looked after children to transition into adult life safely.

Support offered include:

Budgeting Skills

Attending Education

Meal preparation skills

Mental and wellbeing skills

Safe travel skills

EDUCATION

The care leavers or looked after children will most likely attend college or other training opportunities available to them locally.

RISK ASSESSMENTS

Risk assessments are conducted for each young person accommodated by the service, in communication with the local authority and their social worker.

STATUTORY DUTY OF LOCAL AUTHORITIES

The local authority will be the one that places the children within our service, as we are contracted by them. We also have a right to terminate a placement, in the event that we are unable to meet the needs of the young person, or in the event that they pose a risk to the neighbourhood.

FEAR OF CRIME

We are accommodating Lot 2 children who are low risk and have no criminal history; they are just standard care leavers and looked after children who are moving on from children's homes or foster care and are transitioning into adulthood in this property.

STAFF ROTA PATTERN

Shift change happens every 36 hours.

At 8am or 8pm depending on when the support worker finishes their 36-hour shift.

e.g. Start work Monday at 8am, finishes work Tuesday at 8pm, then change over to the next, one that starts Tuesday at 8pm, finishes Thursday at 8am, then another one starts Thursday at 8am and finishes Friday 8pm. Then the one starts at 8pm on Friday, finishes 8am on Sunday.

Then the rotation starts again - there is a team of 4 staff in the rotation.

COMINGS AND GOINGS

Comings and goings will mainly be around shift change time of support workers and the movement of the young people that live within the property, goes out to college or supermarket or anywhere they wish to go out. As this will be classed as their home, there is no restriction to their coming and going, however if they are to have visitors this has to be agreed in advance and a risk assessment will be conducted prior to the visitor being allowed to visit, however they cannot stay overnight or beyond 10pm however they are required to be in the home by 10:30pm, therefore there is no movement expected after 10:30pm

Regulation 44 visitors - once a month are independent persons who visit the home on a monthly basis, their role is to:

- Write a report about the conduct of the home and how it is being run.
- Check records.
- Ensure that children are being kept safe.

OFSTED - will visit once a year.

STAFF AND VISITOR MOVEMENTS

Social workers will visit once a month.

VEHICLE MOVEMENTS

Support staff at shift change other than that there is no vehicle movement.

IMPACT OF THE PRESENCE OF STAFF

The presence of staff will not affect anything as the property is a 3 bedroomed house accommodating only 2 young people so staff utilise the 3rd bedroom as their room. When the young person goes out to college there is always a member of staff present as the house is staffed 24 hours a day

There will only be one car parked at any given time, which belongs to the support worker on shift, if they are a driver. If the support worker is not a driver then there is no car parked in the drive during the day.

The only other vehicles that would be parked maybe once or twice a month will be the ones of visiting social workers.

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 property has two double bedrooms and a single bedroom. The property could be occupied by a family with two adults and three children, with possibly two grown up children. This could result in the comings and goings of five people and coming and going and parking of four cars. This would be more than the comings and goings associated with the proposed use of the property. This could cause more of a disturbance than the proposed use.

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 and potentially less than could 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.