

PLANNING STATEMENT AND MANAGEMENT PLAN

NYPA REF. 2025-24-PS-01

9 Clifton Road, Grimethorpe, Barnsley, S72-7EP

Application for a Lawful Development Certificate.

Change of use from C3 dwelling to C2.

BACKGROUND

We are writing on behalf of our client, Hacinor Ltd, who are seeking planning permission to use **9 Clifton Road, Grimethorpe, Barnsley, S72-7EP**, a C3 dwelling, as a small care home for three children, which falls within 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

9 Clifton Road, Grimethorpe, Barnsley, S72-7EP

This is a predominantly residential area.

See supporting floor plans for layout arrangement.

The property comprises of:

- 5 bedrooms with Ensuite and 3 bedrooms will be used by the children/young people
- 1 bedroom will be used as a Staff room / office
- 1 bedroom will have the ensuite locked and be used as a Dining area.
- Living Room – communal area
- Large Kitchen – communal area
- There is a generous garden space in the front and back of the property

PARKING

Off street parking for 1 car in the building frontage and on street parking is available on Clifton Road. Although we believe in the real world the drive is big enough to park 2 cars of the main road

OFSTED

The property will be registered with OFSTED once the planning permission has been obtained.

PURPOSE OF THE HOME

To support care leavers and Children in Care to transition into adult life safely.

Support offered will include:

Budgeting Skills

Attending Education

Meal preparation skills

Mental and well-being skills

Safe travel skills

EDUCATION

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

RISK ASSESSMENTS

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

STATUTORY DUTY OF LOCAL AUTHORITIES

The children will be placed by the local authority within Hacinor Ltd service, as the aim will be to be contracted by Barnsley council or any other nearby local authorities within the region. We will also have a right to terminate a placement, if we are unable to meet the needs of the young person, or if the child/young person pose as a risk to the neighborhood.

FEAR OF CRIME

We will endeavor to accommodate 3 children who are less risk and have no criminal history. The children will be just standard care leavers and children in care who will be moving from children's home or foster care and transitioning into adulthood into 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.

For example, when a staff members start their shift on a Monday at 8am, finishes work Tuesday at 8pm, changing over to the next staff. The staff member who will start on Tuesday at 8pm Finishes Thursday at 8am, handing over to the next staff member who will be starting on Thursday at 8am and finishes Friday 8pm. Then the One starts at 8pm on Friday and finishes 8am on Sunday.

Then the rotation starts again - There will be a team of 4 staff in the rotation.

PEOPLE'S COMINGS AND GOINGS

The 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, go out to college or supermarket or to any activities they wish to go out to. As this will be classed as their home, there is no restriction on their coming and going, however if they are to have visitors this must be agreed in advance and a risk assessment will be undertaken prior to the visitor being allowed to visit. The visitors cannot stay overnight or beyond 10pm. The latest they will be required to be in the home is at 10:30pm, Therefore, there is no movement expected after 10:30pm.

Regulation 44 visitors – There will be independent persons visiting the home monthly. The role of the independent person is to:

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

OFSTED – The OFSTED visits will usually be made once a year.

STAFF AND VISITOR MOVEMENTS

Social workers will visit once a month on arranged visits to ensure the children/young people's social workers will not attend on the same day.

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 5 bedroomed house accommodating only 3 young people, so staff utilises the 4th bedroom as their office and bedroom. When the young person goes out to college there is always a staff member present as the house is staffed 24 hours a day.

There will only be one or two cars parked at any given time, which belongs to the support worker on shift or a visitor, 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 or the independent visitor.

CONCLUSION

There is no material difference in planning terms between the proposed use and the current use as a dwelling. The carers will be working on a Rota basis and would effectively live on the property to provide 24-hour care, as a single household. Facilities such as the kitchen and dining / living rooms would be shared, and the living style would be communal.

The property has five double bedrooms. The property could be occupied by a family with two adults and three children, with possibly three grown-up children. This could result in the comings and goings of five people and parking of five 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 property was extended by the previous owners to have five ensuite bedrooms. This set up provides each child with their own privacy and living in the community that they would have grown up in and a property that makes them feel at home. The young people who will live at this property will benefit from learning about being independent and being responsible young people or adults when they reach 18 year of age. The local authority is therefore respectfully requested to give permission and support the application to allow this much needed facility to be established.