

PLANNING, DESIGN & ACCESS STATEMENT UPDATED DECEMBER 2025

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

MPD Built
Environment
Consultants Ltd

Introduction

This Statement has been prepared in support of the accompanying planning application for the Hennessy Group to change the use of the property known at 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 a number of 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 Doncaster 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 Doncaster and South Yorkshire instead of them sometimes being transported hundreds of miles away from their families, relatives, and friends.

Background

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 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.

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)

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 a c which is an established residential area.

There is a detached building within the curtilage of the main house which was formerly a garage which has been converted into an administrative office.

There is a residents parking scheme in operation on Church Street, however a number of 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 application site has sufficient on-site car parking to 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.





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:

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 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.

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 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 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.

Changes to the description of development

Can a local planning authority amend the description of development?

Before publicising and consulting on an application, the local planning authority should be satisfied that the description of development provided by the applicant is accurate. The local planning authority should not amend the description of development without first discussing any revised wording with the applicant or their agent. Checking the accuracy of the description of development should not delay validation of an application.

Paragraph: 046 Reference ID: 14-046-20140306

Revision date: 06 03 2014

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 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 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.’

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

dwelling will be resisted with support being given to turning HMO's back into single family dwellings.

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 an 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. Four 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. These require that a minimum of 2 spaces for dwellings with 3 or more bedrooms. In this case 4 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.

Analysis

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 locality.

The characteristics of the use are 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.

The Council have a duty of care to ensure that vulnerable persons are appropriately accommodated within the Doncaster 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 H7 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.

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 amalgamated into a single dwelling at some point.

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 would not be lost in terms of it 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).

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.

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 and this again would not require planning permission as the use would fall with Class C3b.

It is therefore considered that policy is clearly 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 applicant. 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 applicant 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 stopping 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 applicants 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 means that visitors or residents using Church Street are usually there for a specific reason as there is no through route. Therefore, footfall along Church Street is very limited in comparison to a through road.

Residential Amenity

The property will be occupied by a maximum of four children with a minimum of three 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 as a result of overlooking, overshadowing or impacting outlook.

The property has good quality external private garden space to the rear for residents and staff to enjoy.

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. The property benefits from existing off-street parking which can accommodate up to 4 vehicles as detailed on the proposed site plan with the existing access is from New Street being utilised. 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 but 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 four 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 the 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.

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 an realistic assessment and seem based on a worst-case scenario which in reality will not occur. There are 5 car parking spaces on site. The shift handover times are 0800 and 2000 daily. There are three carers 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 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 demand.

The attention of the Council 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 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 local planning authority is 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 this document, along with a staff rota detailing the shift pattern.

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 (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 caring for the children at all times. The proposal will provide a much need facility to allow the 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.

APPENDIX A

CRITERIA FOR ASSESSMENT OF MATERIAL CHANGE IN RESPECT OF SMALL CARE HOMES

1. The numbers of occupants and numbers of vehicles at the property or as last occupied.

There will be up to 4 young people under the age of 18 and 2-3 members of staff on shift at any one time. Staff may drive and park their cars on the ample parking, and off road. This would cause no concern to other motorists or neighbours.

2. The number of children who will be residing at the property and for how long they will live there.

4 children and, dependent upon their needs, residency could be short, medium or long term

3. The age the children who will be residing at the property.

8-18

4. The types of children who will reside at the property e.g. children with disabilities, alcohol problems etc.

Looked after children that are unable to reside within a family setting with mild learning difficulties, emotional and social needs, etc.

5. The number of carers in total and the number which will be present at the property at any given time and whether there is 24-hour care.

12 is the total number of carers and 2 support workers and the manager will be on shift at any one time, with care being provided on a 24-hour basis. This includes waking night staff

6. Shift patterns including the duration of each shift and associated vehicular movements and parking details.

12 hour shifts (2 handovers per 24 hours)

7. Details of tutors – numbers, frequency of visits and duration of stay at the property per day.

No tutors on site. The child would be placed in local education, and would be transported to school in the same manner as any normal dwelling house (car, public transport or walking)

8. Details of social workers and child psychologists – numbers, frequency of visits and duration of stay.

Social worker(s) will visit, dependent upon the needs of child (similar in number to visits undertaken by relatives, family of a normal dwelling house). Other professionals involved in the young persons care, may also visit the property during a planned visit, however these meetings are now usually carried out via Teams.

9. Details of any staff or contractors visiting the property e.g. gardeners, maintenance, home delivery etc. – numbers, frequency of visits and duration of stay.

Gardening visits once or twice a month and maintenance visits when repairs are needed.

- 10.** Any external changes which may be made to the property e.g. replacing the garden with a drive, erection or signage or cameras.

No changes are foreseen at this point.

- 11.** Have there been any internal alterations to the properties, if so what?

Internal doors will be changed to fire doors and a fire panel will be installed, but no other changes are required.

APPENDIX B - Photographs of Site











