



Detailed Supporting Statement for Change of Use to a Children's Home

Proposal Address: 2 Bentley Close, Monk Bretton, Barnsley, S71 2PZ

Proposed Use: Residential children's home for two young people aged 14 years and above

1. Introduction

This statement is submitted in support of the proposed use of 2 Bentley Close, Monk Bretton, Barnsley, S71 2PZ, as a residential children's home accommodating two young people aged 14 years and above. The property is currently an end-of-terrace dwellinghouse (Use Class C3) and is operating as an Ofsted registered Supported Accommodation undertaking, situated in a peaceful residential area, ideal for providing a stable, caring, and community-integrated environment for young people requiring residential care. Vulnerable children who cannot live with their families through no fault of their own or whose learning needs means they need care at times to manage day to day, for instance to administer medication and go to the shops to buy food.

The proposal seeks to allow a modest and non-disruptive change in the occupancy of the home without altering the physical structure or its residential character. The proposed use would involve two young people living in a domestic setting with professional care provided by experienced staff operating on a rota basis, including overnight stays. No more than two staff will be present at any time meaning the total household even with the manager visiting or other visitors won't go beyond six.

2. Planning Use Classification – No Material Change of Use

Under the Town and Country Planning (Use Classes) Order 1987 (as amended), Class C3(b) covers use by up to six residents living together as a single household where care is

provided. The proposed use falls squarely within this classification:

- Two young people aged 14+ will live in the home on a medium to long-term basis.
- They will receive 24-hour care and supervision from qualified residential carers.
- The household will operate in a non-institutional, family-style setting, with shared cooking, dining, and living spaces.
- The property will not undergo any structural alterations or extensions.
- No signage, external modifications will be introduced.

Indeed, the North Devon case (North Devon District Council v First Secretary of State [2004]) makes clear that the fact that there is a change from a C3 use to a C2 use does not mean that the change requires planning permission. It must be considered whether the change is a material one. "It will only be material if, as a matter of fact and degree in the circumstances of an individual case, the change of use was material." Whether the proposal constitutes a material change of use is a matter of fact and degree and depends upon the particular circumstances in each case. Established case law provides that it is necessary to look at whether the change gives rise to planning considerations, which can include the effects of the change on local amenity.

In this respect, a review of information online has revealed that a change of use from Class C3 to C2 will not generally be considered material if it doesn't change the actual daily use and character of the property. This is a matter of fact and degree in each case, with considerations including noise levels, increased pressure on parking caused by visits from carers, and whether additional security measures, such as alarms, are installed at the property. The number of resident children/young people is also relevant too—six children living together is likely to be considered higher impact than the average family home, whereas two to three might not be.



As such, 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 has 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 C3 use, then it can be argued that no material change of use has occurred.

Again, a key issue relates to the numbers of residents involved, and whether or not staff work shift patterns or have a permanent residence at the site. Staff would be at a level of 2 per shift, and they would not live onsite full-time, although one will sleep over during the night shift. The two children will live onsite as a family home sharing all household facilities.



3. Alignment with National Planning Policy Framework (NPPF)

The proposed use aligns closely with the principles outlined in the National Planning Policy Framework:

- Paragraph 60 supports building inclusive, sustainable communities and meeting the needs of different groups, including vulnerable young people.
- Paragraph 95 encourages the development of social infrastructure to meet local needs.
- The proposal contributes to the NPPF's three overarching objectives of sustainable development:
 - Social: Providing a safe and supportive home for vulnerable teenagers.
 - Environmental: Making use of existing residential stock.
 - Economic: Supporting local employment for care staff and specialist service providers.

4. Compliance with the Barnsley Local Plan

The proposal is consistent with key policies in Barnsley Metropolitan Borough Council's Local Plan:

- Policy GD1 (General Development) encourages development that enhances community cohesion and minimises disruption. A small-scale children's home in an established residential area supports integration rather than segregation.
- Policy LG2 (Location of Growth) identifies Monk Bretton as part of the Urban Barnsley area where development is actively supported.
- Policy D1 (High Quality Design and Place Making) emphasises design that complements the local character. As the home remains unchanged in appearance and structure, it continues to contribute positively to the street scene.

The proposal strengthens the borough's strategic objective to deliver localised, community-based social care solutions, reducing the need for costly and isolating out-of-area placements.

5. Impact on Visual and Residential Amenity



There are no proposed internal structural changes to the layout, and fire safety precautions such as fire doors are already in place. Externally, there are no changes proposed to the building. A fenced-off recreation and bin storage area will be situated at the side of the property, out of street view.

The property will retain its residential character and appearance and, as such, would not have a detrimental impact upon the street scene or character of the area, complying with local design and amenity policies.

In respect of potential overlooking, it is noted that no new windows are proposed. The existing side-facing windows already serve habitable rooms, and the proposed change of use would not result in any new or unacceptable overlooking. As no extensions or built form changes are proposed, there will be no overbearing or overshadowing impact either.

Noise and disturbance levels are expected to be consistent with that of a typical family home. The existing supported accommodation already houses two residents, and the proposed children's home will match this arrangement in occupancy and staffing, resulting in no material change in amenity impact.

6. Parking and Access Requirements and Impact on Highway Safety

The property benefits from a private driveway providing off-street parking for vehicles, with space available to extend and create a third if required. Being an end-of-terrace property, there is good access and parking space, and there is also ample unrestricted on-street parking available nearby. Staff will either park on the driveway, use public transport, or cycle. Secure bike storage will be provided onsite.

The Parking Standards SPG requires one space per bedroom up to a maximum of three for residential dwellings. The use of public transport will be encouraged for children or they will use the staff car parked on the drive. Staff changeovers will be staggered (typically between 08:30 and 09:30), minimising traffic flow and local disruption.

No objections or complaints have been made regarding the existing staff movements for the supported accommodation. With only occasional visitors such as social workers (approximately six per week) and agreed friends or family, this level of comings and goings would reflect a standard household environment.

Children will attend school and health services as would any children in a family home, and all transport needs will be met by staff using properly insured vehicles or public transport.

The site's sustainable location on a public transport route further supports the proposal's acceptability in relation to highway and pedestrian safety. Refusal on highway or parking grounds would be difficult to substantiate at appeal.

7. Operational Overview

The property will house two children aged 14 and above.

Up to three staff members will operate on a shift basis, with one or two present at any given time, including sleeping night staff.

A dedicated manager will oversee operations and liaise with regulatory bodies and the local authority.

The home will be Ofsted registered, with all policies and procedures aligned with regulatory requirements.

There will be no increase in traffic or disruption beyond what would be expected from a typical family home.

8. Conclusion

The proposal for 2 Bentley Close as a children's home for two young people aged 14+ is:

- Consistent with Class C3(b) residential use;

- Fully aligned with the NPPF and Barnsley Local Plan;
- A low-impact, high-benefit development that contributes to inclusive community care;
- In the best interests of vulnerable children, enabling them to live in a secure, nurturing environment.

It is considered that there is no material change of use and that any impact is equivalent to what is expected from a typical residential household. Therefore, the change should be supported in planning terms and recognised for its important social value.

Kate Allen

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