



LRJ PLANNING

Planning, Design and Development

PLANNING STATEMENT

**SCHEME: CERTIFICATE OF LAWFULNESS (PROPOSED USE)
APPLICATION**

SITE: 21 WALKEN WAY, PE6 0GJ

CLIENT: GLORIA AKYER-BASSAW

DATE: SEPTEMBER 2025



1.0 Introduction

- 1.1 This Statement has been prepared by LRJ Planning Ltd to supplement the application for a lawful development certificate for the use of 21 Walken Way, PE6 0GJ.
- 1.2 Whilst there is no compulsion to apply for an LDC where a use is lawful, the applicant would like to formally establish with the local planning authority that the proposed use of the property as supported housing (Class C3(b) is lawful.

2.0 Site Description

- 2.1 The application site comprises a two-storey property positioned on the southern side of Walken Way.
- 2.2 The area surrounding the site comprises residential properties of a similar vintage. The site is not in a conservation area, nor within the immediate setting of a Listed Building.

3.0 Proposal

- 3.1 The proposal seeks a certificate of lawful use or development proposed use of the property as supported housing (Class C3(b) for up to 2 persons with 1 to 2 support staff.
- 3.3 In addition, the applicant confirms the following:

Role of staff:

- Staff hours is a 24hrs daily support accommodation medium support needs, (one staff 12hrs per shift).



- Staff support includes support with medication regime, such as, liaising with GP and the mental health team, for physical and mental health medication, supervising with their medication including, for example, ordering the clients medication, arrange safe storage of medication in their room for those on self-medication, supervise medication compliance, monitor side effects of any of the medication and inform the care and medical team.
- Support the clients to identify community or other specific activities and escort them to these activities where possible.
- Support them maintain safe contact with family members and friends as they choose.
- Support clients attend all outpatient's appointments with the medical and clinical teams.
- Support the clients with food shopping, cooking, cleaning of their rooms and laundry where possible.
- Provide support to engage those clients with alcohol or substance issues with intervention teams.

4.0 Appraisal

- 4.1 The proposal seeks the use of the property as a supported housing scheme (Class C3(b)). As part of the proposal there will be up to 2 residents with a maximum of 1 to 2 staff.
- 4.2 The definition of the proposed no resident dwelling would comply under Class C3 Part B defined as; C3.b) No more than 6 residents living together as a single household where care is provided for residents.
- 4.3 The age of the client being supported will be between the ages of 16 to 17. The level of support involves prompting and supporting the clients in their daily living tasks, such as, shopping, cleaning their environment, laundry, medication times, and appointments, both physical and mental health needs.



Client group

- 4.4 The client group are adults aged 16-17.

Nature of care

- 4.5 The proposed use aims to provide a stable, supportive, and integrated living environment within the community, enabling residents to maintain independence while receiving the necessary support to carry out daily activities.
- 4.6 The property will accommodate a maximum of two residents, each of whom has a common need for stable housing and structured support within the community. The residents will undertake various activities both within the property and in the surrounding area, fostering community integration and participation. They will also share common routines, including dining together, managing household tasks, and socialising. The shared use of the kitchen, lounge, and garden demonstrates a communal living arrangement beyond merely cohabiting due to shared needs.

Household Management and Daily Living

- 4.7 The residents will actively participate in running the household, engaging in everyday tasks such as paying bills, cleaning, securing the property, purchasing groceries, and preparing meals. Their involvement in these responsibilities promotes autonomy and independent living skills, in line with the objectives of supported living.
- 4.8 While staff provide assistance, their role does not diminish the residents' ability to maintain their home. Each resident completes household chores according to personal preference, with limited or no staff intervention, except where tasks involve potential risks, such as handling hot or sharp objects. In such instances, staff offer guidance or prompts rather than completing tasks on the residents' behalf.



Daily Routines and Support Provision

- 4.9 The residents will dine together for breakfast and evening meals. They will take responsibility for washing and tidying up, as well as putting bins and recycling out for collection. Both residents will contribute to meal planning and grocery shopping, reinforcing their independence.

Staffing Arrangements

- 4.10 The core shift pattern is as follows:
- Day shift: 08:00 to 20:00
 - Night shift: 20:00 to 08:00
- 4.11 Each shift will comprise 1 to 2 staff members, who serve as floating staff, providing flexible, low-level support throughout their shift based on clients' individual needs. This flexible approach ensures appropriate staffing coverage while promoting client independence. Staffing levels can vary slightly depending on the day to day needs of the residents, but will remain within this core framework.

Long-Term Residency and Community Integration

- 4.12 The property is intended to provide long-term accommodation for residents requiring supported living. This stable environment ensures continuity of care and facilitates residents' integration within the local community.

Visitors and External Support Services

- 4.13 The property will receive visits from professionals and family members as needed. Visitors may include:
- Medical professionals such as doctors and nurses
 - Social workers overseeing resident care plans



- Friends and family members, who may visit by appointment to maintain relationships and provide additional social support

Description of Proposed Use

- 4.14 The property will accommodate two residents.
- 4.15 All residents will live together as a single household, sharing facilities such as the kitchen, lounge, bathrooms, and garden, and will be supported by a dedicated care team on-site 24 hours per day.

Level of Support Provided

- 4.16 This revised application clarifies that this is a 24-hour staffed accommodation providing medium support needs. Care is proactive, structured, and tailored to individual recovery plans.
- 4.17 This model ensures residents receive daily care, supervision, and monitoring in line with their health needs, which clearly meets the “care” definition in the GPDO for Class C3(b).

Use Class C3(b) Justification

- 4.18 The proposal complies with Class C3(b) because:
- It accommodates no more than six residents (in this case, only two), living together as a single household
 - The property remains a domestic residence, not an institution
 - Support is delivered in a home-like environment, not a clinical or commercial setting



- 4.19 The proposed supported living accommodation provides a secure, structured, and community integrated environment for adults with learning or physical disabilities and mental health needs. The living arrangement fosters independence while ensuring necessary support is available. Staffing levels are proportionate to the needs of residents, and the property's use will not adversely impact the surrounding community. The proposal complies with the principles of supported living and contributes positively to the well-being and inclusion of vulnerable adults within the local area.

5.0 Summary

- 5.1 In summary, as a matter of fact and degree, the scale of the proposed use as a supported living residence (Class C3(b)) for up to 2 (two) persons, with a maximum 1 (one) to 2 (two) staff present, would not reach the point where it would give rise to such materially different planning circumstances than the existing lawful use as a dwellinghouse (Class C3) and that it would result in such a change in the definable character of the use that it would amount to a material change of use. Therefore, it is contended that no express planning permission would be required for this use.