

South Holland District Council
Planning
Council Offices
Priory Road
Spalding, Lincolnshire
PE11 2XE

Planning Portal Reference Number: PP-09804032

4 May 2021

Our Ref: 20/5967

Dear Sir / Madam

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR THE PROPOSED USE OF HUNLEY HOUSE, 42 AUSTENDYKE ROAD, WESTON HILLS, SPALDING AS A SMALL CARE HOME.

Background

We have submitted a without prejudice Lawful Development Certificate on behalf of our client Cambian Group who are seeking confirmation that the proposed use of the above property as a small care home falls within the C3(b) use class and is therefore lawful. To comply with new Ofsted requirements, my client requires confirmation from the Local Planning Authority that the proposed use of the property is lawful. This will help to ensure that the homes Cambian Group acquire meet the required planning requirements and are able to achieve Ofsted registration.

About Cambian Group

For more than 14 years, Cambian Group has provided specialist residential care services for children. Cambian provides nurturing home environments where children can feel safe, supported and able to progress and achieve their personal best. The Group is focused on rehabilitation and measured outcomes, enabling transition into foster care, supported accommodation or home return.

Small-scale specialist residential care for children is one of a number of services offered by Cambian. The Group currently offers 544 holistic specialist placements across 165 homes to young adults. Cambian also operates larger C2 residential institutions, residential schools, day schools and a specialist foster care business and fostering services.

The Application Site and Planning Use

The property is a detached property located on Austendyke Road. The property, which also has detached properties either side, benefits from a private driveway with access provided direct from Austendyke Road. There is a large garden to the rear which is well screened on all elevations. The property is located approximately 2 miles west of Spalding.

There are no previous planning applications concerning the application site and the property's lawful use is therefore C3.

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The application site's lawful use falls within Category a of the C3 use class (C3a – use as dwelling house by a single person or by people to be regarded as forming a single household).

The property will accommodate three children aged between the age of 11 and 18, who will be supported by up to three staff during the day and two at night. One of the day staff will work typical day time hours with the other two staff working 24-hour shifts. Staff will operate on a shift basis and there will be a continuity of care and clear rotas, allowing the child to build a close relationship with their carers.

Visits by parents will be infrequent and the carers will effectively become the child's surrogate parents. The staff and child will live together as a single household like any other family. Facilities will be shared, and the living mode will be communal. Indeed, the home will not materially differ from a C3(a) dwellinghouse and will not affect the existing residential character of the area. Daily car trips to and from the property will be akin to a family home and include school runs.

Overall, the nature of the young adult's care home provided by Cambian will ensure that the use falls within Category b of the C3 use class:

C3b – not more than six residents living together as a single household where care is provided for residents

In view of the above, it is respectfully requested that the Council grants a Lawful Development Certificate confirming that Cambian Group's proposed use of the property falls within use class C3b and that planning permission is not required.

In addition to this letter, as part of this application we enclose the following:

- Cover Letter
- Existing Ground & First Floor Plans
- Existing Site Plan & Site Location Plan
- Proposed Ground & First Floor Plans
- Proposed Site Plan & Site Block Plan

Yours faithfully

A handwritten signature in black ink, appearing to read 'Will Rogers', with a stylized flourish at the end.

Mr Will Rogers

Planner

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