25/04/2023

PLANNING STATEMENT

Rose Lodge, Stockwell Gate North, PE12 6WH

Bright Building Solutions

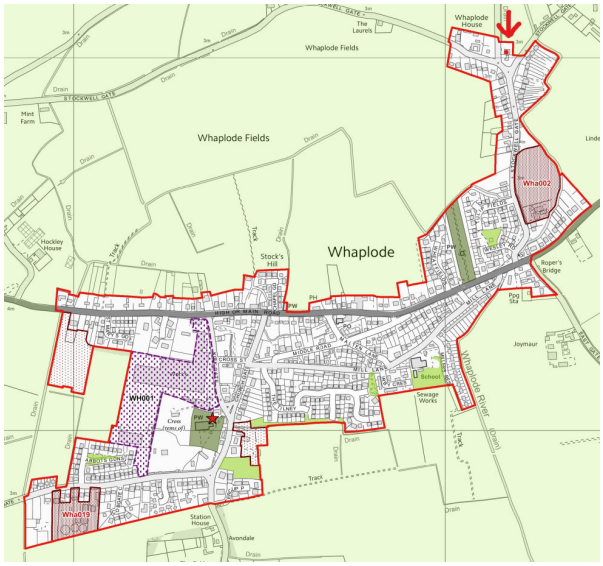
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1. Site and Surrounding Area

The application site is a two storey detached house on the eastern side of Stockwell Gate North. The house is within a large plot and set back from the main road and has a gated entrance. There is another large plot and house to the south and another to the opposite. There are no houses to the north of the property but open agricultural fields.



The house is within the defined settlement limits of Whaplode in South East Lincolnshire Local Plan (2019).



2. Planning History

H23-0237-04 Proposed garage extension – **Granted 05/04/2004**

H23-0674-22 Change of use of residential dwelling (C3) to dwelling for use by not more than six residents living together as a single household (including a household where care is provided for residents) (C3b) – **Lawful 07/07/2022**

3. Proposal

Change of use from C3 (b) dwelling to C2 children's home to accommodate a maximum of 5 children aged 8-17 years.

4. Development Plan / Policy Area

The NPPF (2021), South East Lincolnshire Local Plan (2011-2036).

NPPF (2021)

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognized that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 20 July 2021. This is a key part of the Governments reforms to make the planning system less complex and more accessible and to promote sustainable growth.

Section 5 of NPPF states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount of variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

This section also identifies the importance of meeting the housing requirement of an area by small and medium sized sites and developing brownfield sites.

Paragraph 78 states that; in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

Paragraph 120 of NPPF states that planning policies and decisions should:

a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

South East Lincolnshire Local Plan Policies (March 2019)

Policy 21: Houses in Multiple Occupation and the Sub-Division of Dwellings
Proposals for the creation of large Houses in Multiple Occupation and the sub-division of dwellings will be permitted provided that, in each case:

1. it would not result in the loss of family-sized dwellings in high density residential streets of predominantly terraced and/or semi-detached properties;
2. it would not significantly harm the amenities of the occupiers of adjoining or neighbouring properties by way of noise, overlooking, general disturbance or impact on visual amenity;
3. it would not have a significant adverse impact on the character and appearance of the area, including the historic and natural environment;
4. adequate provision is made for the storage and disposal of refuse and recycling;
5. it would not have a significant adverse impact on the surrounding area by way of increased on-street parking, impaired highway safety or by impeding proper access to the area;

6. the site has good access – by walking and cycling – to community facilities, services, public transport and local employment;
7. an adequate standard of residential accommodation and residential amenity is provided for future occupiers; and 8. adequate provision is made for the communal gardens and amenity areas.

Where all of the above criteria are satisfied, the Nationally Described Space Standards10 (or any successor) will be applied to ensure that the occupiers have adequate floor space.

Policy 30: Pollution

Development proposals will not be permitted where, taking account of any proposed mitigation measures, they would lead to unacceptable adverse impacts upon:
1. health and safety of the public;
2. the amenities of the area; or
3. the natural, historic and built environment; by way of:
4. air quality, including fumes and odour;
5. noise including vibration;
6. light levels;
7. land quality and condition; or
8. surface and groundwater quality.

Planning applications, except for development within the curtilage of a dwelling house as specified within Schedule 2, Part 1 of The Town and Country Planning (General Permitted Development)(England) Order 2015, or successor statutory instrument, must include an assessment of:

9. impact on the proposed development from poor air quality from identified sources;
10. impact on air quality from the proposed development; and
11. impact on amenity from existing uses.

Suitable mitigation measures will be provided, if required. Proposals will be refused if impacts cannot be suitably mitigated or avoided. Development proposals on contaminated land, or where there is reason to suspect contamination, must include an assessment of the extent of contamination and any possible risks. Proposals will not be considered favourably unless the land is, or can be made, suitable for the proposed use.

Policy 36: Vehicle and Cycle Parking

All new development, including change of use, should provide vehicle and cycle parking, in accordance with the minimum Parking Standards adopted by the Local Planning Authorities (in Appendix 6), unless a high quality-design can demonstrate that a lower standard of provision delivers the requirements set out in 1-4 below. Parking for residents, employees and visitors should be integral to the design and form of all new development, and should ensure that:

1. parking spaces are fit for their intended use in terms of size and design;
2. for major residential development:
    a. a balanced provision of allocated and communal parking is provided, overlooked and accessible to the development it serves;
    b. off-curtilage parking is designed to maximise levels of security and safety for vehicles, drivers and pedestrians; and
    c. a secure, covered, convenient space to store at least two bicycles is provided within each residential plot; in the case of flatted developments this may be provided as a communal facility within the curtilage of the building containing the flats;
    …

5. Details of the Proposed Development

The proposal is change of use of existing dwelling from C3 (b) (up to six people living together as a single household and receiving care e.g. supported housing schemes) to C2 (residential institutions) children's home.

When it is in maximum capacity; there would be five children 8 to 17 year old. Children would be in 52 week placements with 24 hour support. The facility would be operated by Heartwood, inspected by OFSTED.

There would be staff (up to 10) on site depending on the number and age of the young people; however it is expected there would be 3 to 4 staff from 08:00-23:00 with 2 staying overnight throughout the week.

All the children will attend school every day. There would be a minibus from the site to take the children to school every weekday morning and bringing every weekday evening.

The staff will travel to the site mix use of car share and via public transport.

The site can accommodate off-street car and cycle parking in its forecourt.

There would be also dedicated refuse and recycling storage for easy collection.

6. Planning Assessment

<u>The principle of the development</u>

At a national level the NPPF states that the LPAs should have policies to optimize the use of land in their area and meet as much of the identified need for housing as possible ... and within this context, the size, type and

tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

The existing dwellinghouse, currently in C3(b) use, provides home to two children (aged between 8-17) with carers. Both children placed from Lincolnshire County Council and there is an identified big need of a children's home in the area. The applicant would provide letters from Lincolnshire County Council to prove this need. There is a request from the Council to home more children hence the application for a change of use.

Therefore, whilst the proposal would result in a loss of a dwelling house, it is a large house with 6 bedrooms and not the most needed housing type within the SHMAs. It is clear that the application site does not fall under much needed family housing category due to its size. In addition, the proposal would address a big need in the area.

The site will home up to 5 children otherwise would not have a home and there would be up to 10 staff to accompany throughout the week. Therefore the application site would provide housing as well as employment in the area as well as much needed children's home. At present all of the children currently resident in the home are placed by Lincolnshire local authorities.

All the children will attend school during the week and there would be some staff staying overnight. The exact number of staff would be dependent on the children being placed at the home, however with 5 children, we would anticipate there being 3-4 staff from 08.00-23.00, with 2 staying overnight to offer appropriate supervision.

The Children's home would be run by Heartwood Care Group which is a registered company and their primary focus would be to provide 52 week placements with 24 hour support for children. Each child who stays in this home will have their own strengths and difficulties and their care would be individually tailored. Children's home would be operated by Heartwood, inspected by OFSTED and would achieve good or better rating.

The children who stay in this house generally present with Emotional and Behavioral Difficulties (EBD). Some children may have been assessed / or currently in the process of being assessed as having a special educational need and in those cases will be supported by a Statement of Special Educational Needs or an Education Health Care Plan (EHCP). There would be a qualified manager appointed to manage the facility, who has had their fitness in which to manage the home assessed by OFSTED.

As there is an identified need of specialist housing provision for the children in the borough and there is no evidence that there is a need for housing of this type (6 bedroom large house) at this location, the principle of development should be considered acceptable and in line with the local plan policies.

The quality of accommodation

The proposed children's home would home 5 children. The existing house benefits from 6 bedrooms and large living, dining, kitchen and conservatory areas as well as large and secure garden to the rear.

All rooms and facilities would comply with Ofsted requirements. Overnight staff will have a bedroom and communal areas to work and rest.

The external amenity space which is private, usable, functional and safe to the rear of the property which will be shared by future residents. The children would not be allowed to leave and arrive to the home individually or themselves and there would be always an adult to accompany them.

The application site being a detached house within a spacious plot would ensure that there would be an adequate provision for the future occupiers.

Impacts to neighbouring amenity

The NPPF and Local Plan policies all have relevance to the importance of quality development which addressing neighbouring amenity and avoiding unacceptable impacts.

The Local Plan Policy 30: Pollution specially refers to level of nuisance including noise, waste, comings and goings and general disturbances.

The level of activity for this house would be quite similar to a dwellinghouse with a large family. All children will leave and come back at the same time with a minibus for the school.

There would be food deliveries once a week as well as waste collection. The day staff would share car trips or use public transport to arrive and leave the site.

None of the children will be leaving the house on their own or would be allowed outside (even at the rear garden) without supervision.

The children's families could visit the site, depending on child's need but no more than one family will be allowed to visit at a time. The social statutory visit for these children is: one visit every 6 weeks and this normally amounts to one family a week on average if not less.

When the house in full capacity (which may not be at all times); there would be 4 carers with shifts 8am until 8pm everyday, and 2 to 3 carers on night shifts. There would be a duty manager on site from 9am to 1pm every weekday and on call for outside of these hours.

Therefore, the proposal would not result in irregular comings and goings. Also due to application being a detached house and only effected house being to the south with also a detached house with spacious land around it, there should not be a concern from Local Planning Authority regarding noise and disturbance due to the proposal.

Transport

The NPPF recognizes that sustainable transport has an important role to play in facilitating sustainable development but also contributing to wider health objectives. It offers encouragement to developments which support reductions in greenhouse gas emissions and requires developments which generate significant vehicle movements should be located where the need to travel will be minimized and the use of sustainable transport options can be maximized. However, it also states that developments should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The site has a poor access to public transport but there are some local buses. The front garden could provide 6 off-street parking and except one all would be available to the staff, however the staff would use car-share and public transport to the site and would not need for all the parking spaces available.

There would be also minimum 2 secure, safe and accessible cycle storage within the site for staff to use.

There would be one minibus to take children to and from the house to school as a group and shopping would be dropped off by supermarkets once a week.

One family visit, once a week would be accommodated on site.

Therefore, there would be no detrimental impact to the character of the local area due to the increase in congestion. Please also note that there are no

houses to the north of the site but agricultural fields and therefore the level of traffic on this part of the road is very low.

7. Conclusion

As shown above; the proposed change of use from a house up to six people living together as a single household and receiving care C3 (b) to children's home (C2) would address a big identified need within the Borough and the proposal is in line with NPPF (2021) and Local Plan policies. The proposed change of use would not result in harm to the area or neighbouring amenities or unacceptable transport issues to local road network.