

Planning Statement

Proposed Children's Residential Home

11 Charville Lane, Hayes, UB4 8PH — Maximum Occupancy of 2 Children

1. Introduction

This Planning Statement supports the proposed use of 11 Charville Lane, Hayes, UB4 8PH as a small children's residential home for up to two children aged 8–17. The proposal seeks to provide a safe, stable, and therapeutic family-style living environment for vulnerable young people while maintaining the character, amenity, and function of the surrounding residential area.

The proposal has been carefully designed to ensure that it does not result in significant harm to neighbouring residents, local infrastructure, or community cohesion, and that it fully complies with relevant planning and safeguarding standards.

2. Nature and Scale of the Proposal

The home will operate with a strict maximum occupancy of two children, supported by trained residential care staff. This represents a very low-intensity residential use, comparable in scale and impact to a small family household.

The reduced occupancy ensures:

- Lower noise generation
- Minimal additional traffic or parking demand
- Limited visitor frequency
- A calm, domestic environment rather than an institutional setting

As such, the proposal remains fully compatible with the established residential character of Charville Lane.

3. Impact on Residential Amenity

The proposed use will not result in unacceptable harm to neighbouring properties in terms of noise, disturbance, or loss of privacy.

Mitigation measures include:

- Quiet hours and structured daily routines
- Supervised outdoor activities
- Staff training in community awareness and behaviour management
- Noise-reduction measures within the property
- Clear policies on visitor management

With only two resident children, the property's activity levels are expected to be similar to or lower than those of a typical family home, ensuring no significant impact on neighbouring amenity.

4. Traffic, Parking, and Highway Safety

The proposal is expected to generate minimal additional traffic beyond normal residential use.

Key considerations:

- Staff shift changes are staggered to reduce congestion
- No on-site schooling or high-volume daily visitors
- Limited vehicle movements for appointments and activities
- Parking demand remains within typical residential capacity

Given the small occupancy level, the development does not create a material increase in traffic, nor does it compromise highway safety.

5. Safety, Safeguarding, and Management

The home will operate under the Children's Homes (England) Regulations 2015, with strict safeguarding, staffing, and operational standards.

Smaller occupancy enhances:

- Closer supervision and stronger safeguarding
- Reduced risk of antisocial behaviour
- Improved stability and emotional regulation
- Faster staff response to incidents

This management model reduces rather than increases the risk of community disturbance, further supporting the conclusion that no significant harm will arise.

6. Impact on Community and Character of the Area

The proposal will maintain the domestic appearance and function of the property. The home will not introduce signage, commercial activity, or visible institutional features.

The development will:

- Operate discreetly within the neighbourhood
- Support positive community integration
- Respect local norms and residential expectations
- Provide a net social benefit by supporting vulnerable children

There is no evidence that a children's home of this small scale leads to community harm, and the proposal is consistent with inclusive, sustainable community objectives.

7. Policy Compliance and Planning Balance

The proposal aligns with key planning principles by:

- Making efficient use of existing housing stock
- Supporting community care and social infrastructure
- Protecting residential amenity
- Avoiding overconcentration or intensification
- Delivering clear social and welfare benefits

Given the small scale, controlled occupancy, and robust management framework, the proposal does not cause significant planning harm.

8. Conclusion — No Significant Harm

In conclusion, the proposed children's residential home at 11 Charville Lane, Hayes, UB4 8PH, limited to a maximum of two children, represents a very low-impact, well-managed residential use.

The proposal:

- Preserves residential character
- Protects neighbour amenity
- Avoids traffic and parking harm
- Enhances safeguarding and community safety
- Provides meaningful social benefit

It is therefore concluded that the development does not result in significant harm, and planning permission should be supported.