

Planning Statement

Proposed Children's Residential Home

96 Oakdene Road, Uxbridge, UB10 0SQ — Maximum Occupancy of 2 Children

1. Introduction

This Planning Statement supports the proposed use of 96 Oakdene Road, Uxbridge, UB10 0SQ as a small children's residential home for a maximum of two children aged 8–17.

The proposal is to provide a safe, stable, and therapeutic family-style living environment for vulnerable young people within a standard residential dwelling. The operation has been carefully structured to ensure that it preserves the character and amenity of the surrounding residential area and does not create material planning harm.

2. Nature and Scale of the Proposal

The home will operate with a strict maximum occupancy of two children. This small scale ensures the use remains comparable to a typical family household in terms of activity levels, noise generation, and general comings and goings.

The low occupancy ensures:

- Very limited noise generation
- Minimal additional vehicle movements
- No institutional characteristics
- A calm and stable domestic environment

The property will retain its residential appearance with no external alterations, signage, or commercial features.

3. Staffing and Shift Pattern Arrangement

The carers for the children will not be permanent residents of the property. Instead, the home will operate on a structured 24-hour staffing model designed to provide continuity of care while minimising disruption to the surrounding area.

Shift Structure

- Two carers will work daytime shifts.
- Two carers will work night-time shifts.
- Shifts are 12 hours in duration.
- Day shifts begin between 7:30am and 8:00am.
- Night shifts begin between 7:30pm and 8:00pm.

- Shift start times are staggered.

The staggered arrangement is specifically designed to:

- Substantially reduce the number of cars arriving and departing at the same time.
- Avoid congestion or clustering on the street.
- Prevent the need for formal on-site handover periods.
- Ensure continuous supervision of the children without overlap-related disturbance.

At all times, staff remain on site supervising the children. Staff will also accompany the children to school, medical appointments, and approved activities. There is no on-site schooling and no group-based activity that would generate additional traffic.

This staffing structure ensures operational continuity while maintaining low-intensity residential characteristics.

4. Management Plan and Operational Controls

The home will operate under a clear and robust Management Plan in accordance with the Children's Homes (England) Regulations 2015.

Key management measures include:

- 24-hour on-site supervision.
- Clear behavioural and safeguarding policies.
- Structured daily routines.
- Staff trained in behaviour management and community awareness.
- Immediate response procedures for any incidents.
- Ongoing oversight by a Registered Manager.

Visitor Policy

Due to the vulnerability of the children placed at the home, there will be a strict no-visitor policy.

- The children are in care and subject to safeguarding plans.
- Social worker meetings and professional visits will take place off-site where appropriate.
- No informal social visitors will attend the property.
- Family contact arrangements will be professionally managed in line with care plans and safeguarding requirements.

This ensures the property will not function as a gathering point and will not generate unusual or excessive visitor activity.

5. Impact on Residential Amenity

The proposal will not result in unacceptable harm to neighbouring properties.

Mitigation measures include:

- Quiet hours and structured daily routines.
- Supervised outdoor activity.
- Noise awareness protocols.
- Minimal occupancy (maximum two children).
- Controlled staffing arrangements.
- No visitor gatherings.

Given the small scale of the operation, the level of activity is expected to be comparable to, or lower than, that of a typical family household.

There will be:

- No late-night disturbance.
 - No commercial deliveries.
 - No group turnover.
 - No institutional intensification of use.
-

6. Traffic, Parking and Highway Considerations

Vehicle movements associated with the property will be minimal and predictable.

Traffic generation is limited to:

- Staff shift arrivals and departures (staggered).
- School transport.
- Occasional appointments.

There will be no high-volume daily visitors and no concentrated staff changeovers.

Due to the staggered 12-hour shift model, vehicle arrivals are dispersed and controlled, ensuring no material increase in highway impact.

Parking demand remains within typical residential capacity.

7. Character of the Area and Community Impact

The proposal maintains the domestic character of the dwelling.

There will be:

- No signage.
- No commercial branding.

- No structural alterations.
- No visual changes to the street scene.

The use remains residential in nature and scale. The home is designed to integrate quietly within the community while delivering a clear social benefit by supporting vulnerable young people in a stable environment.

8. Planning Balance and Conclusion — No Significant Harm

The proposed children's residential home at 96 Oakdene Road, Uxbridge, UB10 0SQ, limited to a maximum of two children, represents a carefully controlled, low-impact residential use.

The proposal:

- Preserves residential character
- Protects neighbouring amenity
- Avoids traffic congestion
- Operates under strict safeguarding and management controls
- Includes a staggered staffing model to minimise disruption
- Operates a strict no-visitor safeguarding policy
- Provides significant social and community benefit

Given the small scale, structured management, and absence of material planning harm, the proposal represents sustainable development and should be supported.

Site pictures

