



Planning Statement

64 Chapel Lane, Uxbridge, UB8 3DS

Proposed Change of Use from Use Class C3 (Dwellinghouse) to Use Class C2 (Residential Institution – Children’s Care Home)





1. Introduction and Background

This Planning Statement has been prepared in support of a full planning application for the change of use of the existing residential dwelling at 64 Chapel Lane, Uxbridge, UB8 3DS from Use Class C3 (Dwellinghouse) to Use Class C2 (Residential Institution).

The proposal is for the property to operate as a small residential children's care home accommodating up to four children, providing a safe, supportive, and family-style living environment. The development also includes internal alterations, the conversion of the attached garage into a staff room with shower facility, and minor external alterations.

2. Site Description

The application site comprises a two-storey residential dwelling with an attached garage, located within an established residential area of Uxbridge characterised by family housing.

The property is currently in lawful use as a single dwellinghouse (Use Class C3) and is of a domestic scale and appearance consistent with neighbouring properties.

The surrounding area is predominantly residential and benefits from access to local services, including nearby primary and secondary schools (e.g., Colham Manor Primary School, Uxbridge High School), GP surgeries (e.g., Central Uxbridge Surgery, Parkview Surgery), and other community facilities. Good public transport connections further support access for staff, visitors and residents.

3. Description of the Proposed Development

The proposed development comprises:

- Change of use from Use Class C3 to Use Class C2 for a children's residential care home for up to four children
- Internal reconfiguration of the dwelling with no increase in footprint
- Conversion of the existing attached garage to provide a staff room with shower and welfare facilities
- Minor external alterations associated with the garage conversion

3.1 Internal Layout

Ground Floor: - Large living room - Kitchen and dining area - Staff room with shower facility (converted from the existing garage)





First Floor: - Four bedrooms - One main bathroom - One small office for administrative and care record purposes

The dwelling provides generous internal space standards suitable for both residents and staff.

3.2 External Alterations

The only external alterations proposed are: - Removal of the existing garage door and replacement with a window to serve the staff room - Alteration of the front roof at ground floor level to form a pitched roof, improving visual integration of the former garage with the main dwelling

These changes are modest in scale and maintain the residential appearance of the property.

4. Planning Policy Context

The application has been assessed against the Hillingdon Local Plan Part 2 – Development Management Policies (Adopted January 2020). The most relevant policies are:

- Policy DMH 8 – Sheltered Housing and Care Homes
- Policy DMH 4 – Houses in Multiple Occupation and Residential Conversions
- Policy DMHB 11 – Design of New Development

5. Principle of Development and Policy Assessment

5.1 Policy DMH 8 – Sheltered Housing and Care Homes

Policy DMH 8 supports residential care homes where specific criteria are met.

Over-concentration and Residential Character

The proposal will not result in an over-concentration of similar uses. The development is limited to a single dwelling accommodating only four children. The scale and nature of activity are comparable to that of a family household, and the residential character of Chapel Lane will be preserved.

Identified Need

There is a recognised borough-wide need for children's residential care accommodation to enable vulnerable children to remain within Hillingdon, close to education, health services, and support networks. The proposal contributes positively towards meeting this identified need.

Integration with Residential Surroundings

The property will retain its domestic appearance. The proposed window and pitched roof are modest and sympathetic alterations that improve the integration of the former garage with the main dwelling. The use will operate in a manner consistent with surrounding residential properties.





Criterion relating to proximity to shops and services applies specifically to sheltered housing and is not directly applicable to small-scale children's care homes.

5.2 Policy DMH 4 – Residential Conversions

The proposal complies with Policy DMH 4 as: - The dwelling provides adequate internal living space for residents and staff - There will be no unacceptable impact on neighbouring residential amenity, with noise and activity levels similar to a family dwelling - The development does not harm the character of the area - Existing parking provision remains adequate for the proposed use

5.3 Policy DMHB 11 – Design

The proposed external alterations are limited, proportionate, and well-designed. The replacement of the garage door with a window and the introduction of a pitched roof enhance the appearance of the building and ensure the development preserves the character and appearance of the street scene.

6. Residential Amenity Considerations

The proposed use will not result in adverse impacts on neighbouring occupiers:

- Occupancy is limited to four children
- Staffing levels will be appropriate and managed maximum of 2 carers on site at any one time working on a 24-hour shift rotation.
- Noise and activity will be comparable to a large family household
- The proposed window will not cause overlooking or loss of privacy

As such, the proposal safeguards the amenity of surrounding residents.

7. Highways and Parking

The proposal will not lead to a material increase in traffic movements compared to the existing residential use. Existing on-site parking arrangements will be retained and are considered adequate. Staff shift changes will be managed to avoid peak traffic times where possible.





8. Policy Compliance Summary

Policy	Compliance Summary
DMH 8	The proposal does not result in over-concentration, meets an identified need, and is fully integrated into the residential area.
DMH 4	Adequate internal space is provided, residential amenity is preserved, and parking provision is maintained.
DMHB 11	The design and minor external alterations preserve and enhance the character of the dwelling and street scene.

9. Conclusion

The proposed change of use from Use Class C3 to Use Class C2, together with minor external alterations at 64 Chapel Lane, Uxbridge, complies with the relevant policies of the Hillingdon Local Plan Part 2 – Development Management Policies.

The development: - Addresses an identified need for children’s residential care accommodation
- Retains the domestic character of the property - Includes modest and sympathetic external alterations - Causes no harm to residential amenity or highway safety

For these reasons, the proposal is considered acceptable in planning terms, and planning permission is respectfully sought.