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Site Address: 37 Crowland Avenue, Hayes, UB3 4JW

PLANNING STATEMENT

Change of use from Class C3 to Class C2 (Children's Residential Care Home).

1. Introduction

This Planning Statement accompanies a full planning application for the change of use of 37 Crowland Avenue, Hayes from an existing Class C3 dwellinghouse to a Class C2 Children's Residential Care Home accommodating up to three resident children with 24-hour staffing. The statement should be read alongside the submitted drawings, Transport Assessment and Operational Management Plan.

2. Site and Surroundings

The application site comprises an existing detached dwelling located within an established residential area of Hayes. The property benefits from an existing driveway providing off-street parking and a private rear garden. No external alterations are proposed other than operational features including EV charging points and secure cycle storage. The proposal therefore retains the appearance and character of the existing dwelling.

3. Proposed Development

The proposal provides:

- Accommodation for up to three children under 18.
- Family-style residential environment regulated by Ofsted.
- 24-hour staffing.
- Three children's bedrooms.
- Staff office.
- Open-plan kitchen, dining and living accommodation.
- Existing off-street parking retained with EV charging.
- Secure cycle storage.

The development is not institutional in appearance and will continue to operate from a domestic dwelling.

4. Planning Policy Context

The proposal has been assessed against:

- National Planning Policy Framework.
- London Plan (Policies H12, D6, D14, T4, T5 and T6).
- Hillingdon Local Plan including Policies DMH1, DMH8, DMHB11, DMT1, DMT2 and DMT6.

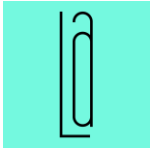
5. Planning Assessment

Principle of Development

The proposal provides specialist residential accommodation meeting an identified social need whilst maintaining the residential character of the property.

Loss of C3 Dwelling

Whilst one dwelling is lost from the housing stock, this is outweighed by the significant public benefit of providing regulated accommodation for vulnerable children.



Residential Amenity

The submitted Operational Management Plan controls staffing, visitor management, outdoor activity, noise and complaints procedures to ensure neighbouring amenity is protected.

Highways and Parking

The accompanying Transport Assessment demonstrates that vehicle movements are primarily staff-related, predictable and managed. Two on-site parking spaces, EV charging and cycle storage are retained.

Design and Character

No material external alterations are proposed. The dwelling retains its domestic appearance and integrates appropriately within the surrounding streetscape.

6. Policy Compliance Summary

Policy	Assessment	Compliance
DMH1	Loss of one dwelling	Public benefit outweighs loss
DMH8	Care Home	Complies
DMHB11	Residential Amenity	Complies via OMP
DMT1/DMT2	Transport	No unacceptable impacts
DMT6	Parking	Adequate on-site provision
London Plan H12	Specialist Housing	Supports proposal

7. Recommended Planning Conditions

- Maximum occupancy of three resident children.
- Development to operate in accordance with the approved Operational Management Plan.
- Retention of cycle parking and refuse facilities.
- Retention of two on-site parking spaces and EV charging provision.

8. Conclusion

The proposed change of use represents a sustainable form of specialist residential accommodation that satisfies national, regional and local planning policy. The proposal preserves the character of the area, safeguards neighbouring amenity through robust management measures and does not give rise to unacceptable transport or parking impacts. Planning permission should therefore be granted.