

Covering Letter
Section 73 Application
Variation of Conditions 4 and 5

Section 73 Operational Update

Proposed Use: Change of use from Residential Dwelling (Class C3) to Residential Children's Care Home (Class C2)

Address: 91, Wimborne Avenue, Hayes, UB4 0HJ

Date: January 2026

Prepared by:

Haus Planners

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Dear Sir or Madam,

This letter is submitted in support of a Section 73 application to vary conditions 4 and 5 attached to the existing planning permission for the change of use of the above property from a dwellinghouse (Use Class C3) to a children's residential care home (Use Class C2).

The application seeks to make modest and focused amendments to the approved operational conditions only. No physical works are proposed and all other conditions attached to the original permission are proposed to remain unchanged.

Condition 5 currently restricts the care home to a maximum of two children. The application seeks to vary this condition to allow a maximum of three children to be accommodated at any one time. This reflects the intended operational model of the home and allows for effective and proportionate care delivery without resulting in a material change to the nature or scale of the approved use.

Condition 4 currently restricts the number of staff within the home to a maximum of three at any one time. The application seeks to vary this condition to allow for a maximum of five care staff within the home at any one time, excluding the registered manager and deputy manager. This amendment is necessary to ensure appropriate safeguarding, supervision and continuity of care for three children, while maintaining clear planning control over staffing presence and intensity of use.

The revised staffing model is fully explained within the submitted Planning Statement and Care Management Plan. Care staff operate on extended shifts to minimise staff rotation and reduce vehicle movements, while management staff undertake office based and supervisory roles during standard daytime hours only. As such, the proposed variations would not give rise to any unacceptable impact on residential amenity, highway safety or the character of the area.

The application is supported by the following documents:

- Planning Statement
- Care Management Plan
- Sustainable Travel Policy
- Original Decision Notice

It is respectfully requested that the Local Planning Authority grants approval for the variation of conditions 4 and 5 as proposed.

Should any further information be required during the determination of the application, please do not hesitate to contact us.

Yours faithfully,

Dan Ahmed
Planning Consultant

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