



V - Design

V-Design Cad Services Limited  
62 Station Approach  
Ruislip HA4 6SA  
020 3488 4890  
info@vdesigncad.co.uk

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## Planning Statement

**Proposal:** Change of Use from C3 Dwellinghouse to C2 – Children’s Residential Care Home (Up to 4 Children)

**Site Address:** 13 Norwich Road, Northwood, HA6 1ND

**Local Planning Authority:** London Borough of Hillingdon

**Prepared by:** V-Design CAD Services Ltd

**Date:** 14-01-2026

### 1. Introduction

This Planning Statement supports a full planning application for the change of use of **13 Norwich Road, Northwood, HA6 1ND** from a **Use Class C3 dwellinghouse** to a **Use Class C2 children’s residential care home** accommodating **up to four children** (under 18), with **24/7 staffing** and **Ofsted regulation**.

The statement:

- describes the site and proposal;
- sets out the relevant **national, London Plan and Hillingdon Local Plan** policy context;
- assesses key material considerations, including **housing loss, need, amenity, highways/parking and design**; and
- concludes the **planning balance** in support of approval.

This statement should be read alongside submitted drawings and supporting documents including:

- **Operational Management Plan (OMP)** (condition-ready);
- **Transport Assessment & Highways Impact Report**;

- **Local Needs Assessment Report;**
- **Noise Impact Assessment + Mitigation Schedule** (where required); and
- Refuse/cycle storage details (as applicable).

## 2. Site and Surrounding Area

### 2.1 Site description

The site comprises an existing residential dwelling within an established residential area of Northwood. The property is in lawful use as a **single dwellinghouse (C3)** and benefits from typical domestic curtilage including a front forecourt/drive and rear garden.

### 2.2 Surrounding area

Norwich Road and its surroundings are predominantly residential in character, comprising family housing. The proposed C2 use retains a domestic character and will not introduce institutional external works or signage.

### 2.3 Accessibility

The site is located within a settlement area with access to local services and public transport. The submitted Transport Assessment identifies a **moderate public transport accessibility** context (PTAL in the low-to-moderate range for this locality), suitable for a managed care home use, particularly given the predictable and scheduled nature of movements.

## 3. The Proposed Development

The proposal is for a small, domestic-scale children's residential care home providing:

- **Up to 4 children;**
- **24/7 staff supervision** (including waking night cover);
- A structured and regulated environment (Ofsted);
- Pre-booked professional and family visits only (no drop-in visiting); and
- Controlled outdoor use and behaviour management through the OMP.

The use is **not** a hostel, bail accommodation, emergency shelter, or other non-C2 use.

## 4. Planning Policy Context

### 4.1 National Policy (NPPF)

The National Planning Policy Framework supports sustainable development and requires that proposals:

- promote healthy, safe communities;
- deliver community facilities and services where needed;
- make effective use of land and existing buildings; and
- ensure a high standard of amenity for existing and future occupiers.

The proposal is a small-scale social infrastructure use that can be conditioned and managed to protect amenity.

### 4.2 The London Plan (2021)

Relevant London Plan policies include:

- **H12 – Supported and Specialised Accommodation:** supports specialist accommodation where need is demonstrated and impacts are acceptable;
- **GG4 – Delivering the Homes Londoners Need:** supports inclusive communities with diverse accommodation;
- **D6 – Housing quality and standards:** requires good living conditions and protection of amenity;
- **D14 – Noise:** requires noise impacts to be managed/mitigated;
- **T4 – Assessing and mitigating transport impacts;**
- **T5 – Cycling;**
- **T6 / T6.1 – Car parking** (appropriate levels and managed impacts).

### 4.3 Hillingdon Local Plan – key policies

The development is assessed against the Hillingdon Local Plan (Part 2) policies, including:

#### Housing retention / loss of dwellings

- **DMH1 – Safeguarding Existing Housing:** seeks to protect the Borough's housing stock. This is engaged because the existing use is C3. The planning balance must consider whether the loss of one dwelling is justified by the public benefit of the proposal.

## Care / specialist accommodation

- **DMH8 – Care Homes:** supports proposals where:
  1. there is identified need,
  2. the location is appropriate and integrated, and
  3. there is no harmful over-concentration and no unacceptable impacts.

## Residential amenity and design

- **DMHB11 – Design and accessibility / amenity:** requires development to safeguard residential amenity, including impacts from noise, disturbance, overlooking and general activity.

## Transport and parking

- **DMT1 – Managing Transport Impacts**
- **DMT2 – Highway Impacts / Safety**
- **DMT6 – Vehicle Parking**

The submitted OMP, Transport Assessment, and (where required) Noise Impact Assessment demonstrate compliance with these policies.

## 5. Key Planning Considerations

### 5.1 Principle of development (C3 to C2)

A children's residential care home is a form of specialist residential accommodation and social infrastructure. The principle is supported in policy terms where:

- need is evidenced (Local Needs Assessment), and
- impacts are suitably managed (OMP, highways, and amenity controls).

The proposed use is **small scale** (4 children) and retains a domestic character, which is consistent with policy expectations for care uses in residential areas.

### 5.2 Loss of a C3 dwelling (DMH1)

The proposal involves the loss of one dwellinghouse from the general housing stock. This is acknowledged and is a material consideration under **Policy DMH1**.

However:

- the proposal delivers essential, regulated care accommodation with significant social value;
- the scale is modest and domestic; and
- the Borough's placement sufficiency pressures and reliance on out-of-borough placements (as evidenced within the Local Needs Assessment) indicate a clear public benefit in providing local C2 capacity.

In planning balance, the loss of one dwelling must be weighed against the strong and demonstrable public benefit of supporting statutory duties and improving local provision for vulnerable children.

### **5.3 Local need and justification (DMH8 / London Plan H12)**

A Local Needs Assessment accompanies the application and evidences:

- significant local demand pressures, including reliance on out-of-borough placements; and
- constrained local provision, typically small-unit capacity.

The proposed development provides **up to 4 placements**, which aligns with a domestic “small home” model and contributes meaningfully to local sufficiency without creating an institutional facility.

### **5.4 Residential amenity (DMHB11)**

Potential amenity impacts (noise, disturbance, comings/goings) are a key planning consideration. The application mitigates these impacts through:

#### **Operational Management Plan (OMP) controls**

- 24/7 staffing supervision;
- quiet hours (22:00–07:00);
- supervised garden use with restricted hours (08:00–20:00);
- pre-booked visiting only and visitor caps;
- no external congregation; indoor handovers;
- neighbour liaison contact and complaints log/response targets.

#### **Noise management**

A Noise Impact Assessment + mitigation schedule (where required by the LPA) provides a combination of:

- fabric measures (party wall upgrades, door seals/closers, floor coverings), and
- operational controls aligned with the OMP.

These measures ensure the use can operate without unacceptable harm to neighbouring residential amenity.

## 5.5 Highways and parking (DMT1 / DMT2 / DMT6)

A Transport Assessment accompanies the application. Key points:

- children do not drive and do not generate independent vehicle trips;
- movements are predictable and controlled, mainly staff and scheduled professionals;
- shift patterns are staggered to avoid clustering;
- visitors are by appointment only; and
- parking is managed through the OMP, prioritising on-plot parking for night staff/essential professional visits where applicable and enforcing considerate parking instructions.

This managed operating model ensures the proposal does not result in unacceptable highway safety or parking impacts, consistent with **DMT1, DMT2, and DMT6**.

## 5.6 Design, character and appearance

The proposal retains the domestic appearance of the dwelling and does not introduce external works that would harm the character of the area. Any necessary safety or accessibility measures are designed to remain discreet and in keeping with the residential streetscape.

## 6. Policy Compliance Table (Hillingdon-focused)

POLICY	REQUIREMENT / THEME	COMPLIANCE SUMMARY	EVIDENCE
<b>DMH1</b>	Safeguard existing housing	Loss of 1 C3 acknowledged; outweighed by significant social infrastructure benefit and evidenced need	Planning balance + Local Needs Assessment
<b>DMH8</b>	Care homes – need, location, impacts	Need evidenced; small domestic-scale home; no harmful over-concentration; impacts controlled	Local Needs Assessment + OMP + NIA
<b>DMHB11</b>	Residential amenity /	Noise/visiting/outdoor use	OMP + NIA

	design impacts	controlled; complaints procedure; supervised operation	
<b>DMT1</b>	Transport impacts	Low, predictable trip generation; managed operations	Transport Assessment + OMP
<b>DMT2</b>	Highway safety	Existing residential access; no unsafe operations; controlled arrivals	Transport Assessment
<b>DMT6</b>	Vehicle parking	Demand managed through shift staggering and appointment visits; considerate parking rules	Transport Assessment + Parking Code (if appended)
<b>LONDON PLAN H12</b>	Supported/specialised accommodation	Provides small-scale specialist accommodation addressing demand	Local Needs Assessment
<b>LONDON PLAN D14</b>	Noise	Noise impacts identified and mitigated	NIA + OMP
<b>LONDON PLAN T4/T6</b>	Transport and parking	Impacts mitigated and proportionate	Transport Assessment

## 7. Planning Conditions (Suggested – Condition-ready)

The following conditions are recommended to secure compliance and provide certainty:

1. **Occupancy cap:** Maximum of **4 children** accommodated at any time.
2. **Operational Management Plan:** Use to operate in full accordance with approved OMP (including quiet hours, garden restrictions, visitor booking, and complaints protocol).
3. **Cycle/refuse storage:** Provide and retain cycle storage and refuse arrangements as approved.
4. **Parking/visitor management:** Visitor booking and staff travel/parking code of conduct implemented and retained.

## 8. Conclusion

The proposed change of use from **C3 dwellinghouse to C2 children's residential care home (up to 4 children)** at **13 Norwich Road, Northwood**:

- is supported by national and London Plan policy objectives for delivering specialist accommodation where needed;
- satisfies Hillingdon policy tests for care uses through evidence of need and robust operational controls;

- acknowledges the loss of one dwelling but demonstrates that the **public benefit** of delivering regulated children's care provision is substantial and capable of being delivered without unacceptable impacts; and
- is supported by an OMP, Transport Assessment, and noise/amenity mitigation measures (as required).

**On this basis, planning permission should be granted**, subject to appropriate conditions securing the operational controls and mitigation measures.