

PLANNING STATEMENT

Proposed Change of Use from Class C3 (Dwellinghouse) to Class C2 (Residential Institution)

Property Address: 63 Northwood Way, HA6 1AU

Applicant: Northwood House

1. Introduction

This Planning Statement supports an application for the **Change of Use from Class C3 (Dwellinghouse) to Class C2 (Residential Institution)** at **63 Northwood Way, HA6 1AU**, under the **Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 3, Class MA**.

The property proposes to operate as a **Mother and Baby Supported Accommodation Unit**, offering essential services within a residential setting. This application seeks to change C3 (Dwellinghouse) to Class C2 (Residential Institution) in compliance with local and national planning policies.

2. Proposed Use Description

Northwood House provides **short-term supported accommodation (up to six months)** for **two mothers and their babies** at any given time. The unit focuses on:

- Developing parenting skills.
- Promoting emotional well-being.
- Supporting mothers in acquiring life skills for independent living.

This stable, nurturing environment offers mothers and their babies a safe space for assessment, care, and growth under professional guidance.

3. Justification for Change of Use

- The proposal represents a small-scale provision, accommodating only two mothers and their babies, which is no larger than a typical family of four.
- There are no physical alterations proposed to the building or its surroundings.
- The property integrates seamlessly into the existing residential neighbourhood, maintaining its character and visual appearance.

- The low occupancy level ensures that the use remains in line with the scale and impact of standard residential family homes.

This proposal demonstrates that the use is compatible with the surrounding area and does not create any adverse effects on neighbouring properties.

4. Impact on Amenities

The proposal ensures minimal disruption to local amenities:

- Accommodation is limited to two mothers and their babies at any one time, maintaining a residential character and reducing potential noise or activity disturbances.
- Sufficient off-street parking is available on-site, preventing any adverse impact on local parking provisions or traffic flow.
- The low occupancy model and residential care focus ensure the property continues to integrate seamlessly into the surrounding community.

5. Community Integration and Support Services

Northwood House prioritizes community well-being by offering:

- **Parenting skills assessment** conducted by qualified professionals.
- **Emotional well-being support** for mothers to build resilience and confidence.
- **Life skills training**, including budgeting, cooking, and household management.
- **Community integration programs**, connecting mothers with local resources and support networks.

These services reflect a commitment to empowering families while contributing positively to the local community.

6. Compliance and Standards

Northwood House adheres to:

- National Minimum Standards and Regulations for Residential Family Centres.
- Policies promoting quality care, cultural inclusivity, and anti-discriminatory practices.

The institution is staffed by qualified social workers and support personnel, ensuring the highest standards of care and professionalism.

7. Details of Facilities Provided

The accommodation at Northwood House includes:

- **Individual and communal living spaces** designed for safety, privacy, and comfort.
- **Dedicated areas for workshops, training sessions, and support meetings.**
- **Fully equipped facilities** catering to the day-to-day needs of mothers and their babies.

The facilities are maintained to meet all relevant regulatory and safety standards.

8. Statement of Consistency with Local Plan

This change of use aligns with **Hillingdon's Local Plan objectives** by:

- Supporting **diverse housing needs** within the borough.
- Providing a **specialist housing solution** for vulnerable mothers and their babies.
- Encouraging **social integration** and **long-term stability** for families.

Northwood House contributes significantly to local social care objectives by providing essential support services in a residential setting.

9. Conclusion

This application seeks to formalize the ongoing use of **63 Northwood Way** as a **Class C2 Residential Institution**. The proposal demonstrates:

- **Compatibility with the scale and character of the surrounding neighbourhood.**
- **No proposed physical changes to the property or its surroundings.**
- **Minimal impact on local amenities or infrastructure.**
- **Continued delivery of essential community services.**

Northwood House remains committed to providing a safe, supportive, and nurturing environment for mothers and their babies, promoting positive outcomes for families and contributing to the broader community.