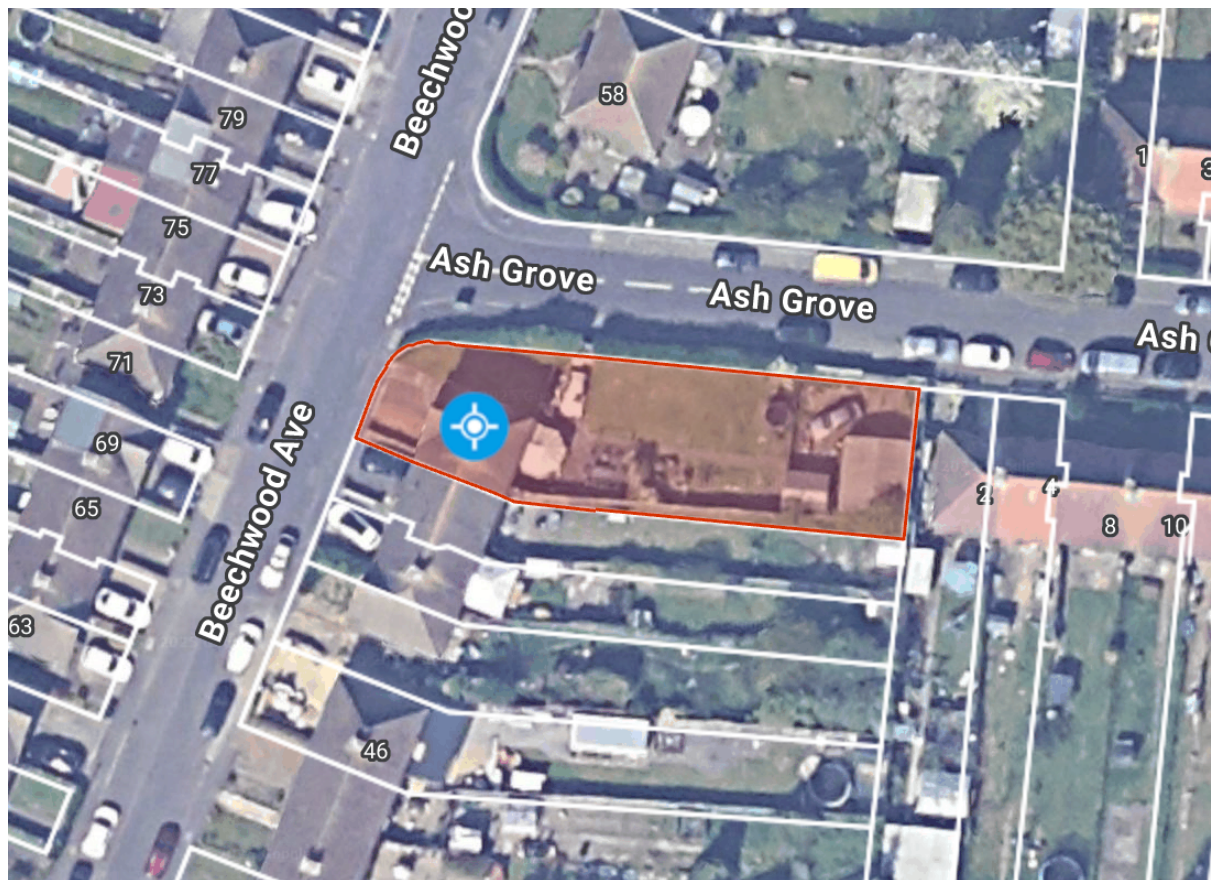


Planning Statement for Proposed Change of use from C3 use to C2 Children's care home.

Site Address: 54 Beechwood Avenue, Hayes, Middlesex UB3 1JW.

Client: Lumiere Children's Homes Ltd



Nimbus Maps



54 Beechwood Ave. Nimbus Maps

Site Information

Consultant	Visionary Planning Uk
Client	Lumier Homes Ltd
Site Address	54 Beechwood Avenue, Hayes UB3 1JW.
LA	Hillingdon
Description of Development	Change of use from C3 to C2 small children's home
Pathway (PD/Application/Appeal)	Full Application

Constraints Review

Flood Risk Zone	Flood Zone 1
Contaminated Land	None known
Tree Preservation Order	No
Heritage Assets	None
Noise Abatement Areas	None known
Explosive Hazard Areas	Unknown
Area of Outstanding Natural Beauty	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No
Article 4(2) Directions	No

Local Policy Requirements

Local Plan/Core Strategy

Effective Policies in Development Control
Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 PT1.EM11

Part 2 Policies:

LPP D3 LPP D4 LPP D5 LPP D6 DMH 2 DMH 3 DMH 4
DMHB DMHB DMHB DMHB DMT 1 DMT 2

(2012) Built Environment

(2012) Sustainable Waste Management

(2021) Optimising site capacity through the design-led approach (2021) Delivering good design

(2021) Inclusive design

(2021) Housing quality and standards

Housing Mix

Sheltered Housing and Care Homes

Housing Standards

Residential Density

Private Outdoor Amenity Space

Managing Transport Impacts

Highways Impacts

National Planning Policy Framework 2024 (NPPF)

SPG/SPD's

Planning History

54 BEECHWOOD AVENUE HAYES			>
Year	Reference	Description	
2025	46227/APP/2025/558 - REFUSED	Erection of a 2-bedroom, 3-person dwelling with private amenity space , refuse area and car parking. Erection of a single storey rear extension to the original house.	

54 BEECHWOOD AVENUE HAYES UB3 1JW			>
Year	Reference	Description	
2016	46227/APP/2016/4601 - REFUSED	Single storey side extension	

Visionary PlanningUK has been appointed to act as planning consultants for the applicant.

Executive Summary

EXECUTIVE SUMMARY

*At Beechwood, our mission is deeply rooted in our personal compassion, community, and the unwavering belief that every child deserves a safe and loving environment to grow and thrive. Founded by **Sohail Sheikh**, dedicated professional and father of three, our care home is more than just a place of support, it's our home. Having been raised in a home where my mother provided foster care, I saw firsthand children who often had been impacted by circumstance, blossom again, regaining their light and purpose, becoming productive and striving to meet their potential and ambitions. The foundation, structure, care, support, respect and love they received being the inspiration for positivity and change.*

These experiences planted a seed and desire within me to contribute in whichever way I could, as to me it is obvious that there is nothing more important and gratifying than assisting young lives in finding their direction and striving to reach their goals.

Many of the children my mother fostered often visit her, along with many of the young people she provided lodgings to, on occasion some reached out to me seeking advice or assistance, the ease and comfort it brings to these individuals reinforces the passion within me to become more directly involved in care.

I started full-time work relatively early at 19, in 1990 to support my young family, by the mid 90's I became a landlord providing homes to rent and sale for families and individuals, always ensuring these homes were of the highest possible standard and even better than my own. My experiences of the poor standards of accommodation available compelled me to want to provide the best. This has been my main work to date.

The property, has 3 bedrooms, already so the child will have their own room, the three carers will also have a shared office., there is also a kitchen, and lounge. This arrangement with the live in carers ensures that a **household family** situation is quickly established to the benefit of the child. The carers will be live-in carers on waking shifts.

Goals and Objectives

Our foremost objective at Beechwood is to provide a warm, nurturing and supportive environment where children and young people with varying needs / difficulties can thrive and grow. We are committed to providing outstanding services to ensure the best outcomes for children and young people.

We seek to work closely with Hillingdon Local Authority and the home counties for the delivery of, and to answer the need for quality local residential care services.

We recognise in order for children and young people to reach their fullest potential they need stable foundations in all areas of their development.

Support and Guidance Areas

To ensure each child and young person in our care can thrive, we will provide tailored support in the following key developmental areas:

- Emotional and Psychological Wellbeing Access to therapeutic services and mental health support.
- Trauma-informed care practices embedded in daily interactions.
- Opportunities for self-expression and emotional literacy development.
- Education and Learning Close collaboration with schools, SEN coordinators, and virtual school heads.
- Support for children with EHCPs or Statements of Special Educational Needs.
- In-house learning support and structured routines to promote educational attainment.
- Health and Physical Development Promoting healthy lifestyles, nutrition, and regular physical activity.
- Ensuring timely access to medical, dental, and specialist health services.
- Supporting positive personal hygiene and body autonomy education.
- Social Development and Life Skills Encouraging age-appropriate independence and decision-making.
- Developing key life skills such as budgeting, cooking, and self-care.
- Fostering respectful peer relationships and safe social engagement.

- Identity, Culture, and Diversity Celebrating each child's background, heritage, and beliefs.
- Supporting children in understanding and valuing their own identity.
- Ensuring inclusivity and respect for diverse needs and perspectives.
- Safety and Risk Awareness Promoting a culture of safeguarding and personal safety.
- Teaching risk management and online safety.
- Collaborative care planning to address individual vulnerabilities.
- Recreation and Enrichment Providing opportunities for hobbies, sports, and community involvement.
- Encouraging creativity through music, arts, and other expressive activities.
- Ensuring children have fun and positive shared experiences.

We will ensure the following:

- Practice which is consistent with good parenting values.
- Provision of a safe, homely, caring and nurturing environment.
- Robust placement matching
- Collaborative planning meetings.
- An experienced, competent, qualified, motivated and well-supported staff team.
- Individual Support Plans which are regularly reviewed.
- Effective links and involvement with parents and relevant professionals.
- A broad vision of learning where we value, enrich and develop all skills through an overarching curriculum.

- A wide range of activities and opportunities for enjoyment; and
- Collaboration between care, education, and health to achieve mutual objectives.

Our children and young people will participate and experience life in a familial environment, as one would in a positive and appropriate family home. Their day-to-day reality will mirror that of any positively functional home.

The property remains in the structure and presentation of a dwelling house. There will be no external indication of the service as we aim to ensure children and young people can reside with a sense of pride and “home”.

There are 3 ensuite bedrooms, lounge, open plan kitchen and dining area. The office space is situated on the ground floor and a recreational space located in a separate outbuilding in the garden. The outbuilding will be used as a recreational space as a sensory room and multi-purpose room. The fully enclosed and private garden space is substantial and conducive for relaxation and play.

Staff

The carers will be live-in carers on waking shifts.

- The care provision is facilitated 24 hours a day, seven days a week.
- There is a 12.5 hour shift system with changeover between 08:00 and 8:30pm and 8:00pm to 8:30am.
- The Manager will be present from 9:00am to 5:00pm Monday to Friday.

- The total carers on site at any time, including the manager, will be 4.
- The total number of residents at any time will be 3.

Occupancy and staffing levels

All residents will be subject to Risk Assessments, Behaviour Support Plans and Matching Criteria Assessments to ensure low risk behaviours and placement suitability.

No of residents	Staff to resident ratio	Day	Night
3	1:2	2 staff 1 manager Mon - Fri (9am – 5pm)	2 (waking night)
3	1:1	3 staff 1 manager Mon - Fri (9am – 5pm)	2 (waking night)

All staff are appropriately trained to manage and de-escalate difficult situations. Most importantly, they are equipped to engage and promote the welfare of the children. To maximise travel efficiency, we will operate a carpool system that facilitates shift changeovers. There is space for up to 4 cars on the grounds.

Staff are encouraged to commute via their own transport, public transit, or walking. Car-sharing is promoted for environmental sustainability. The property is set back from the roadside, providing two vehicle parking at the front of the dwelling and two additional spaces at the side (existing dropped kerb and entrance from the highway)

Allocated parking and bike storage

This is laid out as follows:

- Parking for 4 vehicles within the site, two on the front drive and two facilitated on the side of the property within the premises.
- There is a dedicated space accessed from the driveway for 4 bikes.
- The company vehicle will be utilised to carpool staff between the Home and bus/train station and facilitate shift changes.

The above follows the Hillingdon Local Authority guidance

Submitted with this application are the following documents:

Executive Statement

Good Neighbour Policy

Management Statement

Noise Control Plan

Statement of Purpose

Travel Plan

Class C2. Residential institutions

Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)).

Use as a hospital or nursing home.

Use as a residential school, college or training centre.

The proposed use would be the same as a C3 dwellinghouse. Daily patterns of movement to and from the property would not be the same as a family home or small care home. (In fact, they will be considerably less in this instance). There would not

be any greater number of trips to and from the building which might lead to traffic, parking, or other disturbance to amenity than one would expect in a normal family or small care home. Residential use has already been established on the site. It is considered that this use is acceptable and accords with the extant use of C3.

Introduction

1.1 This statement has been prepared to support my client's application for the change of use of the current C3 building in residential use to a C2 small children's home.

The client base pertains specifically to children providing specialised support for those children facing emotional and behavioural challenges. Therefore, their care will be structured around individual's needs such as assistance with personal care ie bathing, personal hygiene, help with cooking meals or reminding them to take their medicines. The staff will be taking them out for social and leisure activities or for their doctors or hospital appointments and have a 'parental role'.

2.0 Site Description

2.1 The application site comprises a two-storey semi-detached dwelling with 3 beds located within a generous plot. The site is characterised by a generous rear private garden. The property is set back from the highway.

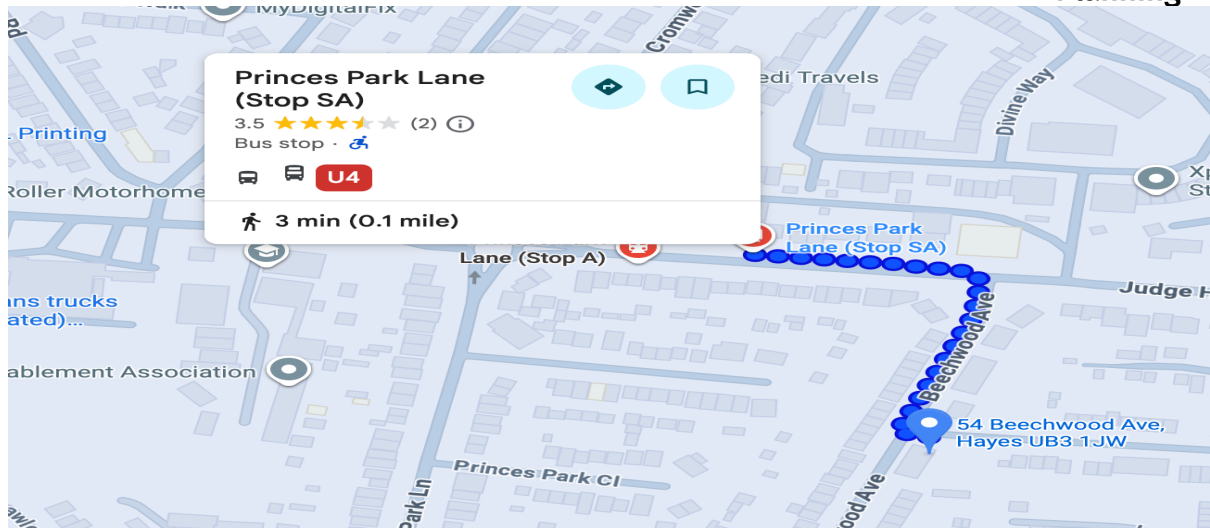
There is an existing outbuilding used as a gym and storage which will be used as a staff room and a therapeutic room.

2.2 The application site is not located within a Conservation Area and there are no heritage designations nearby. The surrounding area is predominantly residential, characterised by mainly semi-detached dwellings which have been extended overtime.

2.3 The location is considered sustainable. There is a good bus service for those staff who do not drive.

2.4 There are several public transport stops within close proximity to the dwelling as indicated below.

2.5 There is provision on site for 4 cars. However, all staff and children would travel by non-car modes given the accessible location. If a car is needed occasionally, they would only use approved taxis. There would therefore be no impact on parking congestion. Staff would be based locally and would use a combination of train, bus, bike and electric scooter and walking to travel to/from the property. Therefore, it is anticipated that the additional trip generation would be minimal as well as the impact on parking congestion.



3.0 Lumiere Children's Homes Ltd

3.1 Beechwood is designed to accommodate up to three children aged 8 to 17, regardless of gender. Beechwood focuses on providing specialised support for children facing emotional and behavioural challenges. Our aim is to create a nurturing environment where children can find stability, guidance, and the resources they need to navigate life successfully, promoting their health and development and fostering positive outcomes.

Existing use

3.2 The existing use is a C3 residential house. The planning history is indicated above.

There are 3 ensuite bedrooms, lounge, open plan kitchen and dining area. The office space is situated on the ground floor and a recreational space located in a separate outbuilding in the garden. The fully enclosed and private garden space is substantial and conducive for relaxation and play and **this will remain unchanged.**

Proposed use

3.3 The proposal is to operate as a small children's care home for three children between the age of 8 and 17 focusing on providing specialised support for children facing emotional and behavioural challenges. Our aim is to create a nurturing environment where children can find stability, guidance, and the resources they need to navigate life successfully, promoting their health and development and fostering positive outcomes. This is the maximum number of children housed at this property on the third floor, and it is a long-term placement.

3.3.1 There is an existing access from Ash Grove with an extant dropped kerb of 2.75m and the hedge is 4.5m in width. A further portion of hedge will be removed to meet the width of the dropped kerb to ensure adequate visibility for ingress and egress to the site.

3.4 There will be carers who will live in to care for the child on a continuous basis but all staff will be on awake shifts.

3.5 The internal layout will remain unchanged and very like a family home with bedrooms, bathroom, kitchen and lounge. There are no external alterations to the building proposed therefore no changes to the appearance of the property to indicate

that it is different to what exists currently. However, a bike and bin store will be installed at the side of the dwelling for ease of access. This will be locked.

3.6 The property is only one minute walk from public transport stops. There are allocated parking spaces at the property. Proximity to public transport and adequate parking for staff will not impact on the available amount of accessible parking other users of the building and the surrounding public unrestricted roadway. It is considered to be in a sustainable location.

3.7 In terms of the Care Standards Act 2000, the applicants have applied for Ofsted Registration.

Planning Policy Framework

4.0 NPPF Policies 2024

(All policies are in precis format where applicable)

4.1 This statement provides supporting evidence demonstrating how the proposed change of use from a residential dwelling (Class C3) to a small-scale care home for up to 3 children (Class C2) aligns with key policies in the National Planning Policy Framework (NPPF) 2024.

4.2 The property is an extended semi-detached dwelling with 4 off-road parking spaces within its curtilage, located within a 1-minute walk of the nearest public transport stop. There are no planning constraints on the site, such as flood risk, heritage designations, or environmental protections. The proposal involves no

external alterations, (other than a covered bike and bin store) ensuring it integrates easily into the residential area while providing essential specialist accommodation for looked-after children.

4.3 This change supports sustainable development by repurposing an existing building to meet community needs without requiring new land allocation.

Chapter 2: Achieving Sustainable Development

4.4 The NPPF's Chapter 2 emphasises that the planning system should contribute to sustainable development by pursuing economic, social, and environmental objectives in mutually supportive ways (paragraphs 7-9).

The proposal achieves this through its social objective by providing specialist residential care for up to 3 children, supporting strong, vibrant, and healthy communities by addressing the needs of vulnerable young people and fostering a safe, nurturing environment that reflects current and future community requirements.

4.5 Located in an established residential area with excellent accessibility—including 4 dedicated off-road parking spaces and proximity to public transport (1-minute walk)—the development promotes sustainable patterns of growth without straining local infrastructure. It accords with the presumption in favour of sustainable development (paragraph 11), as it meets identified needs for specialist housing in an urban setting, makes effective use of existing land, and minimises environmental impacts by avoiding greenfield development.

4.6 No adverse effects on the local character or opportunities are anticipated, given the property's integration into the neighbourhood and lack of constraints. This positive approach guides the proposal toward sustainable solutions tailored to local circumstances (paragraph 9), ensuring net gains in social well-being while adapting to community needs.

Tailoring Planning Controls to Local Circumstances (Paragraphs 52 and 53)

4.7 Paragraph 52 encourages local planning authorities to use Local Development Orders (LDOs) to establish frameworks for categories of development where impacts are acceptable, promoting economic, social, or environmental gains.

The proposed care home meets this by representing a low-impact change of use in a residential context, where social benefits—such as providing care for children—are evident. The property has ample parking and transport access, ensure acceptable impacts.

Chapter 5: Delivering a Sufficient Supply of Homes (Paragraphs 61 and 63)

4.8 Paragraph 61 underscores the need to boost the supply of homes by ensuring a sufficient amount and variety of land comes forward to meet specific housing requirements, with an aim to address community needs including an appropriate mix of types. The proposal directly contributes by converting an existing dwelling into specialist accommodation for looked-after children, a group with distinct housing

needs. This enhances housing variety in the local area, utilising an underused extended semi-detached property to provide secure, residential-scale care without unnecessary delays in development.

4.8 Paragraph 63 requires that the size, type, and tenure of housing for different groups, including looked-after children, be assessed and reflected in policies. This development specifically caters to looked-after children by offering a small, home-like environment for up to 3 residents, addressing identified needs for such specialist provision.

4.9 By repurposing existing stock in a constraint-free location, it helps deliver a diverse supply of homes efficiently, aligning with national objectives for inclusive housing.

Chapter 8: Promoting Healthy and Safe Communities (Paragraphs 96, 97, and 98)

4.10 Paragraph 96 requires planning policies and decisions to create healthy, inclusive, and safe places that promote social interaction, safety, and healthy lifestyles, including accessible services and spaces that support well-being and reduce inequalities.

The proposed care home achieves this by providing a secure, residential setting for vulnerable children, fostering social interaction in a family-like atmosphere. Its location encourages pedestrian and cycle access to nearby amenities, with safe off-road parking reducing traffic concerns.

4.11 This supports health by addressing local needs for childcare provision, helping to mitigate inequalities for looked-after children through a nurturing environment.

4.12 Paragraph 98 calls for positive planning for community facilities and services to enhance sustainability, support health and cultural well-being, and guard against loss of valued resources. This care home serves as an essential community facility, providing residential care that meets day-to-day needs for looked-after children and integrates with local strategies for social well-being.

4.13 By repurposing an existing dwelling without external changes (other than a bike and bin store), it ensures an integrated approach to housing and services, retaining community benefits while modernising the property's use to support vulnerable groups. The site's transport proximity further sustains residential environments, promoting overall community cohesion.

4.14 It is considered that the proposal accords with the NPPF.

5.0 Local Planning Policy Framework (Policies in precis format where applicable).

London Plan

London Plan Policy GG3 Creating a Healthy City

5.1 The property is an extended semi-detached dwelling in a residential area, having 4 off-road parking spaces and located within a 1-minute walk of the nearest public transport stop. With no planning constraints, the proposal repurposes an existing building to provide specialist care accommodation, supporting vulnerable children's mental and physical well-being while integrating with local infrastructure. This aligns with the policy's emphasis on addressing health determinants through coordinated planning, without requiring significant alterations that could disrupt the surrounding environment.

Policy GG3(A): Addressing Wider Determinants of Health in an Integrated Way

5.1.1 Policy GG3(A) requires that the wider determinants of health—such as housing, access to services, and social support—are addressed systematically to improve mental and physical health and reduce inequalities for all Londoners. The proposal directly supports this by providing a secure, home-like environment for up to 3 looked-after children, a vulnerable group often facing health inequalities due to unstable living conditions. This specialist care home integrates health-focused determinants by offering stable accommodation that promotes emotional stability, access to education, and community integration, thereby enhancing mental health outcomes and reducing disparities.

5.1.2 The site's location in an established residential neighbourhood ensures coordinated access to local amenities, including nearby schools, parks, and healthcare services, fostering physical activity and social connections. Proximity to

public transport (1-minute walk) facilitates easy access to broader health resources across London, such as specialist medical or therapeutic services, without reliance on private vehicles. This integrated approach aligns with the policy by systematically improving health for young residents while contributing to a cohesive community fabric that benefits all Londoners.

Policy GG3(C): Using the Healthy Streets Approach to Prioritise Health in Planning Decisions

5.1.3 Policy GG3(C) mandates the use of the Healthy Streets Approach to prioritise health in all planning decisions, focusing on creating streets that encourage walking, cycling, and public transport while improving safety, air quality, and inclusivity. The Healthy Streets Approach is based on 10 indicators, including encouraging active travel modes, ensuring accessibility for pedestrians from all walks of life, providing safe and relaxing environments, and promoting clean air.

5.1.4 The proposal aligns with this by being situated in a residential area that supports the Approach's principles, with the property's 4 off-road parking spaces designed to minimise on-street congestion and encourage sustainable transport options for staff and visitors. The 1-minute walk to public transport promotes active travel for residents and carers, aligning with indicators such as "people choose to walk, cycle and use public transport" and "pedestrians from all walks of life" by making the site accessible to children of varying abilities and backgrounds. The small-scale nature of the care home (up to 3 **children**) **ensures no increase in traffic that could compromise safety or air** quality, supporting indicators like "people feel safe," "clean air," and "not too noisy."

5.1.5 This proposal enhances the local street environment by providing a community facility that fosters social interaction and well-being, directly prioritising health as per the Approach.

Policy GG3(D): Assessing Impacts on Mental and Physical Health and Wellbeing

5.1.6 Policy GG3(D) requires assessing development impacts on communities' mental and physical health to mitigate negatives, maximise positives, and reduce inequalities.

The change of use positively impacts health by offering a nurturing environment for vulnerable children, maximising benefits such as improved mental health through stable care and social support, and physical health via access to outdoor spaces and routine activities. This reduces inequalities for looked-after children by addressing their specific needs in a residential setting that blends with the community, avoiding institutional feels that could exacerbate stigma or isolation.

The proposal's integration into an existing dwelling ensures no adverse effects on neighbouring residents' well-being, such as noise or visual intrusion, while enhancing community cohesion through a facility that supports family-like care. Overall, it maximises health gains for young residents and the wider area, aligning with the policy's call for proactive impact management.

Policy GG3(E): Planning for Appropriate Health and Care Infrastructure

5.1.7 Policy GG3(E) emphasises planning for health and care infrastructure to meet London's changing and growing population needs. The proposal directly contributes

by providing specialist residential care infrastructure for up to 3 children, addressing the demand for high-quality placements for looked-after young people in a city facing population growth and increasing pressures on social services.

This small-scale care home fills a gap in community-based care options, offering a therapeutic, home-like setting that supports London's diverse and expanding population, including vulnerable groups.

In summary, this development enhances London's care network, reducing strain on larger facilities and promoting localised, equitable health support for children, fully complying with the policy's infrastructure planning requirements.

GG4 Delivering the homes Londoners need

5.2 The proposed change of use to a Class C2 care home for up to 3 children at 54 Beechwood Avenue aligns with this policy by enhancing housing delivery and fostering inclusive communities.

Policy A: Ensuring More Homes are Delivered.

5.2.1 The proposal contributes to London's housing supply by repurposing an existing extended semi-detached dwelling into specialist accommodation, addressing the need for care homes without requiring new land or construction. This efficient use of underutilised stock boosts the overall delivery of homes, particularly for vulnerable groups like looked-after children, in line with targets for increasing specialist provision amid population growth. The site's accessibility, 4 off-road

parking spaces and a 1-minute walk to public transport supports sustainable delivery, minimising delays and environmental impact.

Policy C: Creating Mixed and Inclusive Communities

5.2.2 By providing high-quality, specialist housing in a residential neighbourhood, the development promotes inclusivity, integrating vulnerable children into mixed communities rather than isolated facilities. The home-like environment meets identified needs for secure, nurturing spaces, adhering to high design standards with no external alterations needed. This fosters social cohesion, reduces inequalities, and ensures good-quality accommodation that supports diverse household types, enhancing community well-being without disrupting local character.

5.2.3 Overall, this small-scale conversion delivers targeted housing solutions efficiently and inclusively.

H12: Supported and Specialised Accommodation

5.3 The proposed change of use to a Class C2 care home for up to 3 children aligns with Policy H12 by delivering supported and specialised housing that meets identified needs for vulnerable young people.

Policy H12(A): Delivery, Retention, and Refurbishment of Supported and Specialised Housing

5.3.1 The proposal supports the delivery of specialised accommodation by repurposing an existing extended semi-detached dwelling into a small-scale care home, addressing borough-level needs for childcare placements without new

construction. This efficient refurbishment retains residential character while providing a nurturing environment tailored to looked-after children, a group with specific support requirements. It promotes options for London's diverse population. The site's accessibility—4 off-road parking spaces and 1-minute walk to public transport—ensures integration, fostering independence and social inclusion.

Alignment with Listed Accommodation Types (e.g., 2: Accommodation for Young People with Support Needs)

5.3.2 This development accords as accommodation for young people (children) with support needs, offering long-term care in a home-like setting. It complements other types like reablement or mental health support by focusing on child-specific needs, helping boroughs meet assessed demands for permanent housing.

Overall, the proposal advances Policy H12's goals for targeted, inclusive supported housing.

5.4 Policy S1 Developing London's social infrastructure

D Development proposals that seek to make best use of land, including the public-sector estate, should be encouraged and supported. This includes the co-location of different forms of social infrastructure and the rationalisation or sharing of facilities.

5.4.1 The proposal accords with Policy S1 and makes best use of a building which complies with the co-location of different forms of social infrastructure and sharing of facilities in the instance, the building known as 54 Beechwood Avenue.

London Borough of Hillingdon Local Plan Part 2 Development Management Policies Adopted 2020.

5.5 Policy BE1: Built Environment

The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:

Be designed to include “Lifetime Homes” principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people’s lives;

5.5.1 The proposed Class C2 care home for up to 3 children aligns with Policy BE1 by enhancing the built environment to create sustainable neighbourhoods meeting long-term resident needs.

As a small-scale care home, it supports community needs at all life stages, including vulnerable children with mental disabilities, (the property is NOT suitable for those

with physical disabilities) by providing a nurturing, inclusive space. No external changes are proposed, maintaining neighbourhood quality and sustainability. The site's accessibility—4 off-road parking spaces and 1-minute walk to public transport—promotes inclusive access to work, leisure, streets, and open spaces. This fosters enjoyable living without detriment to the area, serving children's long-term well-being in a family-like setting.

Overall, the proposal improves built environment quality responsibly

5.6 DMH2 Housing Mix

The Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need.

5.6.1 The proposal accords with DMH2 insofar as it provides a mix of housing units in schemes of residential development which fulfils the requirement for children in specialist care.

5.6.2 The proposed change of use to a Class C2 care home for up to 3 children also aligns with Policy DMH2 by contributing to a diverse housing mix reflecting Hillingdon's latest housing needs.

5.6.3 The repurposing of an existing dwelling provides specialist supported housing for looked-after children, a vulnerable group identified in the Council's Housing Market Assessment as requiring targeted provision amid increasing social care

demands. This small-scale facility offers a mix of unit sizes in a residential scheme, fulfilling needs for secure, child-focused accommodation not met by standard family homes.

5.6.4 By addressing shortages in specialist care placements, it complements general residential development, promoting inclusivity without new builds. The home-like environment supports diverse household needs, enhancing borough-wide housing variety.

5.6.5 This proposal meets policy aims for balanced provision

5.7 Policy DMH 4: Residential Conversions and Redevelopment

Residential conversions and the redevelopment of dwellings into new blocks of flats will only be permitted where:

- i) it is on a residential street where the proposal will not result in more than 10% of properties being redeveloped into flats;
- ii) On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road for assessment purposes;
- iii) the internal floor area of the original building to be converted is at least 120 sqm; and
- iv) units are limited to one unit per floor for residential conversions.

5.7.1 The building is already in residential use and the proposed use is also one of residential use but specifically for Children who cannot reside in their own family home.

5.7.2 The proposed change of use to a Class C2 care home for up to 3 children aligns with Policy DMH2 by contributing to a diverse housing mix reflecting Hillingdon's latest housing needs.

DMH 8: Sheltered Housing and Care Homes

5.8 The proposed Class C2 care home for up to 3 children aligns with Policy DMH 8 by providing supported housing that meets local needs without adverse impacts.

5.8.1 Policy A(i): **No Over-Concentration and Compliance** with DMH 4 The development avoids over-concentration of similar uses, as Hayes (UB3) has only around 9 care homes, (Care Home.co.uk) primarily nursing or adult-focused, with few children's facilities (e.g., one on Charville Lane). This small-scale proposal preserves residential character and amenity. **It should be noted that this is NOT a conversion but a change of use.** It is repurposing an extended semi-detached dwelling with minimal alterations, ensuring no loss of family housing quality.

5.8.2 Policy A(ii): Catering for Identified Need

It addresses needs in Hillingdon's Housing Market Assessment and Children's Social Care Team assessments, which highlight a 30% rise in social care demand and local

shortages of residential placements for looked-after children. Supported by Ofsted as the regulator, it responds to national and borough priorities for specialist childcare.

5.8.3 Policy A(iii): Integration into Surroundings The home-like setting integrates fully into the residential area, with 4 off-road parking spaces minimising disruption.

5.8.4 Policy A(iv): Accessibility (Sheltered Housing Aspect) While not sheltered housing, its location near shops, facilities, and public transport (1-minute walk) enhances accessibility.

5.8.5 Policy B: Levels of Care, Class C2, it provides residential care with personal support, detailed in the Management Statement, meeting Use Classes Order definitions.

5.8.6 This proposal enhances supported housing provision responsibly.

5.9 Policy DMHB 11: Design of New Development

A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

5.9.1 The proposal accords with Policy DMHB11. The building is extant and there are no internal changes. Covered bike and bin storage are provided on site.

5.10 Policy DMHB 16: Housing Standards

All housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all-residential development or conversions should:

Policy (i): No internal changes to the dwelling; existing spaces meet or exceed up-to-date standards in Table 5.1 for a multi-bedroom home, providing comfortable environments for up to 3 children and staff.

5.10.1 There are no internal changes to the dwelling and internal space standards are met. The proposal aligns with Policy DMHB 16 by ensuring adequate internal space for appropriate living.

5.10.2 The family-scale layout supports high-quality living for vulnerable residents. Compliance is maintained through extant configuration.

5.11 Policy DMHB 17: Residential Density

All new residential development should take account of the Residential Density Matrix contained in Table 5.2. Developments will be expected to meet habitable rooms standards.

5.11.1 The proposal accords with Policy DMHB17 and meets habitable room standards and private outdoor amenity space standards.

5.12 Policy DMHB 18: Private Outdoor Amenity Space

A) All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3.

B) Balconies should have a depth of not less than 1.5 metres and a width of not less than 2 metres.

C) Any ground floor and/or basement floor unit that is non-street facing should have a defensible space of not less than 3 metres in depth in front of any window to a bedroom or habitable room. However, for new developments in Conservation Areas, Areas of Special Local Character or for developments, which include Listed London Borough of Hillingdon Local Plan Part 2 - Development Management Policies 62 Buildings, the provision of private open space will be required to enhance the streetscene and the character of the buildings on the site.

5.12.1 The building is extant and provides a good size private amenity area for residents and meets the matrix below.

Table 5.3: Private Outdoor Amenity Space Standards

Dwelling type	No of bedrooms	Minimum amenity space provision (sqm)
Houses	1 bedroom	40
	2 and 3 bedrooms	60
	4 + bedrooms	100
Flats	Studio and 1 bedroom	20
	2 bedrooms	25
	3 + bedrooms	30

5.13 Policy DMT 1: Managing Transport Impacts

A) Development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. In order for developments to be acceptable they are required to:

- i) be accessible by public transport, walking and cycling either from the catchment area that it is likely to draw its employees, customers or visitors from and/or the services and facilities necessary to support the development;
- ii) maximise safe, convenient and inclusive accessibility to, and from within developments for pedestrians, cyclists and public transport users;
- iii) provide equal access for all people, including inclusive access for disabled people;
- iv) adequately address delivery, servicing and drop-off requirements; and
- v) have no significant adverse transport or associated air quality and noise impacts on the local and wider environment, particularly on the strategic road network.

5.13.1 The Management plan includes the staff rota timetable and as this site is highly accessible by public transport it is not considered there are any adverse

highway implications. A Travel Plan Statement and Travel Plan accompany this submission.

5.14 Policy DMT 2: Highways Impacts

Development proposals must ensure that:

- i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
- ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
- iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes;
- iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
- v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

5.14.1 The proposal aligns with Policy DMT 1 by addressing transport sustainably.

Policy A(i)-(v): Highly accessible site (1-minute walk to public transport) draws from local catchment, maximising walking/cycling/public transport. Management plan's staff rota minimises delivery/servicing impacts. No adverse traffic, air quality, or noise effects; 4 off-road spaces prevent strain on networks.

5.14.2 No highway implications are anticipated.

5.14.3 The independent Highway Consultant has provided a parking layout and swept path analysis which meets acceptable standards. See 0P1 & 0P2 and parking plan.

5.15 Policy DMT 6: Vehicle Parking

A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

The Council may agree to vary these requirements when:

- i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
- ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.

B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

RESIDENTIAL INSTITUTION (INCLUDING CARE HOMES)	
<p>Either using a transport assessment and travel plan, or 1 space per four dwelling units, minimum 2 spaces, plus 1 space for warden. Where relevant provision is also to be made for emergency vehicle parking, loading and unloading.</p>	<p>(a) Care homes - 1 per 3 staff</p> <p>(b) Other uses – level of provision subject to appraisal.</p>

5.15.1 There is an extant car parking for 4 vehicles. The applicant is providing a covered bike store to the side of the dwelling. The proposed use is not one generates significant traffic.

5.15.2 The Transport assessment clearly shows that the standards are met.

6.0 Existing

The existing use is as C3 residential dwelling. The dwelling has previously been extended under Permitted Development rights whilst in C3 use. The extensions comprise, rear dormer and outbuilding.

6.1 Proposed

6.2 It is considered that this is a C2 use class which provides for not more than 3 children with carers living together as single household where care is provided. The floor plans indicate the existing and proposed layout which remain the same.

The extant outbuilding will be used as a staff room and therapeutic treatment room

The children will attend school/ college either locally or as determined by their Personal Educational Plans. There will be scheduled monthly / biannual visits from external professionals. Schedules are stringent to appropriately manage frequency and numbers of visitors. They would interact with the property and the residence in the same way that occurs with a C3 use.

Staffing

6.3 See Management Plan and staff rota.

6.4 The main car movements at the property would be as a normal family. School runs, Doctor's appointments, shopping etc. Again, this would be the same car movements associated with a normal family home in terms of cars for the school runs and shopping trips.

The Property

6.5 The submitted plans show the proposed layout of the property. There are no changes proposed to the layout of the property. There are no external alterations proposed.

7.0 Conclusion

7.1 In conclusion, the proposed change of use to a Class C2 care home for up to 3 children at 54 Beechwood Avenue, Hayes, represents a sustainable and beneficial development that fully aligns with national, regional, and local planning policies. By repurposing an existing extended semi-detached dwelling with no planning constraints, ample off-road parking, and excellent public transport accessibility, the proposal delivers specialist supported housing for vulnerable looked-after children without adverse impacts on residential character, amenity, or infrastructure.

7.2 It complies with the NPPF's emphasis on sustainable development (Chapter 2), housing supply (Chapter 5), and healthy communities (Chapter 8), while addressing local circumstances through tailored controls.

7.3 Under the London Plan, it advances Policy GG3 by promoting health and reducing inequalities via integrated care infrastructure and supports housing delivery (Delivering the Homes Londoners Need) and specialised accommodation (Policy H12) for young people with needs.

7.4 Locally, within Hillingdon's Local Plan, the scheme accords with policies on built environment (BE1), housing mix (DMH2), conversions (DMH4), care homes (DMH8), design (DMHB11), standards (DMHB16), density (DMHB17), amenity space (DMHB18), and transport (DMT1, DMT2, DMT6), ensuring high-quality, inclusive provision that meets identified social care demands.

7.5 This low-impact, community-integrated facility enhances well-being for residents and the wider area. Approval is sought to meet pressing needs efficiently and responsibly.

Additional Material considerations

Draft NPPF 2025

Determining development proposals

DM3: Determining development proposals

1. When considering development proposals, local planning authorities should:

a. Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision;

b. Take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;

c. Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals;

d. Consult statutory or internal consultees only where it is necessary to do so.

Decisions

on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision or more detailed advice may enable an approval rather than a refusal;

- e. Consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and*
- f. Not refuse applications for development which should clearly be approved, having regard to its accordance with the development plan, the policies in this Framework and any other material considerations.*

DM7: Relationship with other regulatory regimes

- 1. Development proposals should be assessed on the basis of whether they would be an acceptable use of land. Matters which are controlled by separate regulatory regimes may, in the context of a particular development proposal, be a material consideration where they have land-use implications. Decision-makers should assume, unless there is clear evidence to the contrary, that those separate regimes will operate effectively.*
- 2. Planning decisions should not seek to duplicate or extend controls imposed by separate regulatory regimes other than where there is a development plan policy in place applying optional technical standards for the development proposed (see policy PM13).*
- 3. The parallel processing of planning and other regulatory consents is encouraged where this can help to align and expedite the consenting of development.*

HO9: Specialist forms of accommodation

- 1. Development proposals to address specialist housing needs should provide living conditions and access to services which are appropriate to the needs of their residents and users. This includes:*
 - a. Housing for older people:*

- i. being located where residents will be able to access frequently-used services easily and safely by walking, wheeling (including mobility scooters) and public transport; including through on-site provision where applicable; and*
- ii. being delivered to M4(2) or M4(3) accessibility standards.*

b. Specialist community-based accommodation:

- i. being supported by a management plan or other supporting evidence which shows how the development will provide a safe and secure environment for residents; and*
- ii. being located where residents will be able to access frequently-used services (such as education facilities) easily and safely.*

c. Purpose-built student and large-scale shared living accommodation:

- i. being located where residents will be able to access frequently-used services (and, for student accommodation, relevant education facilities) easily and safely by walking, wheeling or public transport;*
- ii. providing adequate living and storage space and sufficient shared cooking, laundry and amenity areas (other than where cooking and laundry facilities are provided within student rooms, in which case these do not need to be available on a shared basis);*

Visionary PlanningUK

December 2025.