

Revised Planning Statement

Change of use from C3 dwellinghouse to C2 residential children's home

66 Weymouth Road Hayes UB4 8NG

Planning application 48363 APP 2026 1427

Prepared for Rising Paths Children's Homes September 2026

Executive summary

This revised statement supports the change of use of 66 Weymouth Road from a dwellinghouse in Use Class C3 to a small residential children's home in Use Class C2. The proposal is limited to two children aged 8 to 17. It will provide a stable, family-style home with continuous professional care while retaining the appearance, scale and day-to-day character of a residential property.

The statement responds directly to the Council's concerns about highway activity, parking, intensity of use and residential amenity. It replaces inconsistent wording in earlier drafts. The confirmed proposal has two staff on each 12-hour shift, two 15-minute handovers inside a separate office, a no-driving-to-work policy for shift staff, one routine weekday manager vehicle, one shared school taxi where required, two off-street parking spaces and limited professional visits.

The accompanying Transport and Parking Statement calculates six routine vehicle movements on a normal school weekday. A day with one professional visitor would produce eight movements and a peak demand for two parking spaces. The accompanying Operational Management Plan and Noise Management Plan secure practical controls over handovers, visitors, taxis, external activity, quiet hours and complaints.

1 Introduction

Rising Paths Children's Homes submits this statement in support of its application for a change of use at 66 Weymouth Road, Hayes, UB4 8NG. The proposed home will accommodate no more than two children who require residential care and support because of emotional, behavioural or developmental needs and experiences such as trauma, neglect or instability.

The children will live at the property as their home rather than use it as temporary or emergency accommodation. Trained residential childcare staff will provide safeguarding, care planning, emotional support, education support and ordinary household routines. The home will be registered and regulated by Ofsted before it begins operating and will comply with the Children's Homes (England) Regulations 2015 and the associated Quality Standards.

The application concerns the use of the building. No extension, increase in floor area, roof alteration, new boundary treatment, external institutional feature or material change to the street-facing appearance is proposed.

2 Applicant and care approach

Rising Paths Children's Homes intends to provide small, carefully managed residential placements. Its operating approach is based on trauma-informed and relationship-based care, safeguarding, emotional wellbeing, education, preparation for independence and coordinated work with placing authorities and other professionals.

A placement will be accepted only after an assessment of the child's needs, risks, education arrangements and compatibility with any child already living at the home. The assessment will consider

whether the placement can be safely supported within a two-child household without creating an unacceptable effect on the other child, staff, neighbours or the local community.

3 Site and surrounding area

The application property is a two-storey semi-detached dwelling within an established residential part of Hayes. Weymouth Road is characterised principally by family houses, domestic gardens, residential accesses and the normal activity associated with homes and local services.

The proposal uses the existing building and its domestic accommodation. The property will continue to be read from the street as a dwelling. There will be no public reception, business signage, customer access, staff car park, minibus fleet or commercial servicing yard.

The site provides two off-street parking spaces. These will be retained and managed for the Home Manager and, when required, one appointed professional visitor. Shift workers will not drive to work.

4 Description of the proposal

Matter	Confirmed proposal
Use	Small residential children's home within Use Class C2.
Children	Maximum two children aged 8 to 17.
Length and nature of stay	Planned residential placements; not emergency, temporary or high-turnover accommodation.
Day shift	Two staff from 7.00am to 7.00pm.
Night shift	Two waking night staff from 7.00pm to 7.00am.
Handovers	6.45am–7.00am and 6.45pm–7.00pm, inside the property.
Management	Home Manager attends separately during weekday office hours.
Office	Separate dedicated office as shown on the revised plan; not part of the living room.
Parking	Two off-street spaces.
External works	None proposed.

5 Use Class C2 and residential character

The proposed use falls within Class C2 because care and supervision are integral to occupation. The children will not occupy the property independently. Staff will remain on duty throughout the day and night, implement individual placement plans and risk assessments, administer or supervise medication where required, support education and appointments and liaise with social workers and other professionals.

The planning use class does not make the operation institutional in its physical or everyday character. The number of residents is lower than many family households. The children will sleep, eat, study, relax and take part in hobbies at the property. Staff will support ordinary domestic routines. There will be no public-facing function or continuous visitor turnover.

6 Internal accommodation

Each child will have a private bedroom and access to the shared kitchen, dining, living and garden areas. The accommodation is intended to give each child privacy, stability, personal space and a sense of belonging while supporting shared household life.

A separate dedicated staff office is identified on the revised floor plan. Earlier references to an office within the living room are withdrawn. Confidential recording, calls, report preparation, staff handovers and

management tasks will take place in the office. Records will be stored securely in accordance with safeguarding and data protection requirements.

A staff sleep-in room is also available. It provides operational flexibility, but it does not change the normal model of two waking night staff.

7 Staffing and management

The home will operate 24 hours a day, seven days a week. Two residential childcare workers will be on duty during the day and two waking night staff will be on duty overnight. Staffing may be increased temporarily where an individual care plan, risk assessment, safeguarding event or emergency requires additional support; this would be exceptional rather than the routine planning model.

The Home Manager will normally attend separately during weekday office hours and will be responsible for regulatory compliance, safeguarding oversight, staff supervision, training, placement monitoring, liaison with placing authorities, quality assurance, complaints and relationships with neighbours.

8 Shift changes and handovers

The day shift runs from 7.00am to 7.00pm and the night shift from 7.00pm to 7.00am. Incoming staff will arrive at 6.45am and 6.45pm so that one 15-minute handover takes place before each change. There are therefore two handover periods each day, not one.

During each short overlap four shift staff will be inside the property. Handovers will take place in the separate office and cover only the information necessary for safe continuity of care, including wellbeing, education, appointments, safeguarding, medication and daily routines. Staff will not gather, talk or wait outside.

9 Daily life education and activities

The home will operate a structured routine appropriate to each child's age, needs and care plan. On weekdays this will normally include mainstream school or virtual education, meals, homework, appointments, recreation and settled evening routines. The children proposed for the home will not require SEN transport.

Community activities may include local parks, libraries, leisure facilities, shopping, cinema visits, cultural activities and life-skills work. At home, activities will be domestic in nature: reading, homework, arts and crafts, board games, cooking, television and structured discussions. Garden activity will be supervised and generally limited to reasonable daytime and early evening hours.

10 Visitors and professional attendance

The home will not be open to the public. The normal planned professional attendance is one social worker visit per week and one Regulation 44 independent visit per month. Ofsted inspections may be unannounced but are infrequent. Health, education or reviewing officer attendance will arise only where required by an individual child's plan.

Appointments will be diarised to avoid overlapping professional visits where practicable. Virtual or off-site meetings will be used where suitable. Family contact will occur only in accordance with the child's care plan and placing authority arrangements and may take place away from the home.

11 Deliveries waste and servicing

The operation does not require commercial catering, trade deliveries, a vehicle fleet or specialist servicing. Groceries, parcels and maintenance attendance will be comparable in frequency and character to those of a family dwelling.

Refuse and recycling will use the London Borough of Hillingdon's normal household collection arrangements. Bins will be stored within the property and presented and returned in the same way as neighbouring households. No separate trade-waste collection is proposed.

12 Development plan and material considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan includes the London Plan 2021, the Hillingdon Local Plan Part 1 Strategic Policies and the Hillingdon Local Plan Part 2 Development Management Policies.

Material considerations include the National Planning Policy Framework, national planning guidance, the social need for suitable residential care placements, the regulated character of the proposed service and the site-specific operational controls offered with the application.

13 National Planning Policy Framework

The National Planning Policy Framework supports sustainable development and the creation of healthy, inclusive and safe places. Its social objective includes supporting strong communities and ensuring that development meets present and future needs. The provision of a safe home for two children who require care contributes to that social objective.

The Framework also requires decision-makers to consider design, amenity, transport and highway safety. Those matters are addressed through retaining the existing residential appearance, limiting occupancy, controlling noise and visitor activity and providing a quantified transport assessment.

14 London Plan assessment

14.1 Supported and specialised accommodation

London Plan Policy H12 supports appropriate supported and specialised accommodation. The proposed home provides purpose-led residential accommodation for children who cannot live independently and need continuous care. It therefore contributes to the range of accommodation needed by vulnerable groups.

14.2 Design and local context

London Plan Policy D3 requires development to respond to context and support good design. The proposal makes no external alteration and preserves the scale, frontage and visual relationship of the existing semi-detached house. Its operational controls ensure that its use also remains compatible with a residential street.

14.3 Noise

London Plan Policy D13 requires noise to be managed through good design and operation. The submitted Noise Management Plan provides quiet hours, supervision, controls for vehicles and garden activity, a neighbour contact route and a documented process for investigating and correcting substantiated concerns.

15 Hillingdon Local Plan assessment

15.1 Safeguarding housing

Policy DMH 1 seeks to safeguard housing. Although the application changes the planning use class, the building will continue to provide residential accommodation. Two children will live there permanently or for planned placement periods, use bedrooms and shared living spaces and follow domestic routines. No structural conversion prevents future use as a dwelling.

15.2 Residential care accommodation

Policy DMH 8 is relevant to residential care and supported accommodation. The proposal addresses the policy considerations by providing a small home responding to social need, avoiding over-concentration or institutional scale, integrating into an established residential environment and providing appropriate regulated care.

This is one existing house for two children. It does not create multiple units, additional floor area, a large care complex or intensive public access. The limited scale and management arrangements distinguish it from a high-intensity institutional use.

15.3 Design and residential amenity

Policies BE1 and DMHB 11 seek development that respects local character and protects amenity. With no external alteration, the physical character is preserved. Amenity is protected through fixed handover times, internal handovers, the separate office, quiet hours, supervision, controlled garden use, limited visitors and a formal complaints process.

15.4 Transport and parking

Policies DMT 1, DMT 2 and DMT 6 address transport operation, highway safety and parking. Two off-street spaces are available. Shift staff will not drive to work, the manager is the only routine staff driver and professional visits will be coordinated. This provides a direct operational response to the site's low PTAL and to concerns about existing activity on Weymouth Road.

16 Identified need and public benefit

Local authorities have statutory responsibilities toward looked-after children and must identify suitable placements. A shortage of appropriate local placements can result in children living farther from family relationships, education and established professional networks. A carefully matched local home can reduce those disruptions.

The applicant has engaged with Hillingdon Council's Children and Young People Brokerage Team about residential placements and was asked to confirm its Ofsted registration position. That correspondence is submitted separately as evidence of engagement. The proposal provides only two placements, allowing individual assessment and a personalised level of care.

The public benefit is not merely the creation of accommodation. It is the provision of a stable domestic environment in which vulnerable children can receive consistent care, continue education, maintain appropriate relationships and develop independence.

17 Character and appearance

No extension, additional storey, frontage alteration, roof work, signage or institutional feature is proposed. The dwelling will remain visually indistinguishable from its residential use. Domestic gardens and boundaries will remain.

Operational character must also be considered. The principal daily activities are children leaving for education, returning home, eating meals, studying and taking part in ordinary leisure activities. Staff attend at fixed changes rather than continuously. Visitors are professional, limited and managed. The proposal therefore preserves both the visual and functional residential character of the street.

18 Residential amenity and intensity

The question of intensity is assessed by the actual number of residents, staffing pattern, external activity, visitors, traffic and controls. Occupancy is capped at two children. Two staff per shift are needed for safe care but shift workers will not bring cars and will change only twice daily. The Home Manager's separate weekday attendance adds one parked vehicle. Professional attendance is limited.

The home's 24-hour operation does not mean 24-hour external activity. Overnight staff remain inside, children follow settled night routines and quiet hours apply from 8.00pm to 7.00am. There are no night-time customers, deliveries or scheduled professional visits.

A separate Noise Management Plan controls television and music, supervised garden use, maintenance hours, vehicles, handovers and complaints. Any substantiated concern will be logged, investigated and reviewed by the Home Manager. Recurring issues will trigger changes to supervision, routines, risk management or placement arrangements.

19 Transport parking and highway impact

The Council requested quantified information rather than a descriptive assessment. The revised Transport and Parking Statement therefore counts each vehicle arrival and departure as one movement.

Source	Routine weekday movements	Parking demand
Shift staff	0	0
Home Manager	2	1 space
One shared school Uber	4	0 spaces
Routine weekday total	6	1 space
One professional visitor on an applicable day	+2	+1 space
Total with one visitor	8	2 spaces

The shared school Uber accounts for a morning arrival and departure and an afternoon arrival and departure. It will not park. Children will be ready before collection and staff will prevent waiting, idling, horn use or obstruction. No SEN transport, minibus or fleet is proposed.

Existing school, bus and other traffic on Weymouth Road forms part of the background conditions. The proposal's contribution remains limited to the quantified movements above. Because shift staff generate no routine vehicle movements and both off-street spaces meet the assessed peak demand, the proposal is not expected to cause overspill parking, obstruction or a material highway safety effect.

At weekends there is no scheduled school taxi or routine Home Manager commute, so normal vehicle activity will be lower. Medical appointments, leisure trips or emergencies may create occasional non-routine taxis, as may occur at a family dwelling, but these will not be continuous or cumulative daily movements.

20 Safeguarding regulation and management reliability

Ofsted regulation and planning control address different matters, but the regulatory structure supports delivery of the proposed operating model. The Registered Manager will be accountable for safe staffing, placement matching, care planning, staff competence, incident management, complaints and quality assurance.

The maximum occupancy, shift staffing, handover periods, separate office, no-driving-to-work policy and visitor controls form the basis of the planning assessment. They will be reflected in management instructions and reviewed before any material change to the operation.

21 Community integration and neighbour relations

Children will be supported to participate positively in education and ordinary community life. They will access local services and recreation in an age-appropriate and supervised way. The aim is to provide belonging and stability, not separation from the community.

Management contact details will be available to neighbouring residents. Concerns will be acknowledged, recorded, investigated and answered while protecting children's confidentiality. Immediate disturbance will be addressed at once, and the Home Manager will review any recurring pattern.

22 Response to matters raised

Matter raised	Revised response
Traffic and congestion	Six quantified routine weekday movements; eight on a day with one professional visitor.
Staff parking	No driving to work by shift staff; one routine manager car.
School and SEN transport	One shared Uber where needed; mainstream or virtual education; no SEN transport.
Visitor activity	One social worker visit weekly and one Regulation 44 visit monthly; other visits infrequent.
Parking capacity	Two off-street spaces meet the assessed manager-plus-visitor peak.
Over-intensive use	Two children, fixed staffing, controlled activity and no public access.
Office inconsistency	Separate dedicated office shown on the revised plan.
Handover inconsistency	Two daily 15-minute handovers at 6.45am and 6.45pm.
Noise and amenity	Quiet hours, supervision, garden controls, neighbour contact and complaints monitoring.
Deliveries and refuse	Ordinary household deliveries and Hillingdon household collections only.

23 Planning balance and conclusion

The proposal delivers a clear social benefit by providing two carefully managed residential placements for children who require care. It makes use of an existing house, involves no external development and retains a domestic form and appearance.

The potential effects have been assessed in detail rather than assumed. Occupancy is limited to two children. Staffing is fixed and handovers are brief and internal. Shift staff do not drive. The only routine staff car belongs to the Home Manager. School taxi and visitor movements are quantified. Two off-street

spaces meet peak demand. Deliveries and waste remain domestic. Noise and neighbour concerns are subject to specific management controls.

The proposal does not introduce the traffic, public access, servicing or physical form associated with a large institution. Its limited scale, regulated management and enforceable operating commitments preserve the character and amenity of Weymouth Road. When the public benefit is weighed with the limited and controlled site-specific effects, the planning balance supports approval.