



Planning Statement

Rising Paths Children's Homes

66 Weymouth Road
Hayes
UB4 8NG

1. Introduction

This Planning Statement has been prepared by Rising Paths Children's Homes in support of an application for the change of use of 66 Weymouth Road, Hayes, UB4 8NG from a private dwellinghouse falling within Use Class C3 (Dwellinghouses) to a small residential children's home falling within Use Class C2 (Residential Institutions).

The proposal seeks permission for the use of the property as a small, family-style children's home providing care for up to a maximum of two children aged between 8 and 17 years with emotional and behavioural difficulties (EBD).

The children will live together as a single household and will be supported by trained residential care professionals providing continuous supervision and safeguarding arrangements. The home will operate under the requirements of the Children's Homes (England) Regulations 2015, the associated Quality Standards, and will be subject to inspection and regulation by Ofsted.

The proposed use does not involve any physical alteration to the external appearance of the property. The building will continue to appear as a residential dwelling within the street scene, and the proposed operation will remain compatible with the established residential character of Weymouth Road.

Rising Paths Children's Homes is an experienced provider of residential childcare services specialising in supporting children and young people who require additional emotional, behavioural and developmental support.

The organisation's approach is based on:

- trauma-informed care;
- relationship-based practice;
- safeguarding;
- education support;
- emotional wellbeing;
- preparation for independence; and
- multi-agency working with local authorities, education providers, healthcare professionals and other relevant agencies.



The applicant intends to provide a high-quality local residential placement option which supports children to remain closer to their communities, education networks and support systems wherever appropriate.

The proposed home will operate as a regulated children's home and will only accommodate children whose placement has been assessed as suitable by the relevant placing authority.

2. Site Description

The application site is located at: 66 Weymouth Road, Hayes, UB4 8NG.

The property is a two-storey semi-detached dwellinghouse located within an established residential area of Hayes.

The surrounding area is predominantly residential in character and consists of family housing, residential gardens, established streetscapes and existing residential parking arrangements.

The property currently operates as a private dwellinghouse within Use Class C3.

The proposed development involves only a change of use from a private dwellinghouse to a small residential children's home.

No physical alterations are proposed to the building.

There will be no:

- extensions;
- changes to the external appearance;
- additional floorspace;
- alterations to the roof;
- changes to boundaries.

The property will therefore retain its existing residential appearance and will continue to contribute positively to the character of Weymouth Road.

3. Proposal

Planning permission is sought for the change of use of the existing dwellinghouse from Use Class C3 to Use Class C2 for the operation of a residential children's home.

The proposed home will provide accommodation for a maximum of two children between the ages of 8 and 17 years old.

The children accommodated at the property may have emotional, behavioural or developmental difficulties and may have experienced trauma, neglect, instability or other adverse childhood experiences.

The purpose of the home is to provide these children with a stable and consistent living environment where they can receive appropriate care, supervision and support.



The proposed use will not operate as emergency accommodation, temporary accommodation or a high-turnover residential facility.

Instead, the property will function as a small household environment where children will live together with trained residential care staff providing continuous support.

The proposed use is therefore closer in character to a family home with professional care arrangements rather than an institutional setting.

4. Engagement with Local Authority Placement Services

The applicant has proactively engaged with Hillingdon Council's Children and Young People Brokerage Team regarding the availability of residential placements.

Following correspondence with the Council, confirmation of the provider's Ofsted registration status was requested by the Children and Young People Brokerage Team.

This engagement demonstrates the applicant's intention to work collaboratively with the Council and recognised public bodies to provide suitable residential placements for children requiring care and support.

The correspondence is included as supporting evidence.

5. Occupancy Arrangements

The home will accommodate a maximum of two children at any one time.

Each child will have their own bedroom and access to shared communal facilities including the kitchen, living areas and garden.

The children will live together as a single household.

Placements will only be accepted following appropriate assessment to ensure that children placed within the home are compatible with the existing residents and that the placement is suitable from a safeguarding perspective.

The small scale of the proposed home is intentional and allows staff to provide personalised support, consistent routines and effective supervision.

6. Staffing Arrangements and Operational Management

The proposed children's home will operate on a 24-hour basis, seven days a week, providing continuous supervision and support for the children living at the property.

The home will employ a maximum staffing complement of four residential childcare workers who will operate on a rota system to ensure continuity of care and appropriate levels of supervision.

The staffing arrangements have been carefully designed to ensure that the home can provide a safe and effective level of care while maintaining the residential character of the property.



During daytime hours, staffing levels will be based on the individual needs of the children, their daily routines and any planned activities or appointments.

Typically, there will be between two and three members of staff present at the property during the daytime period. Additional staff overlap may occasionally occur to allow for staff handovers, training requirements, meetings, appointments or specific safeguarding needs.

During overnight hours, the normal staffing arrangement will consist of two waking night staff who will remain on duty throughout the night to provide continuous supervision and support.

The home will also include a dedicated staff sleep-in room within the property. Although the standard overnight arrangement will be two waking night staff, the sleep-in room provides additional flexibility should operational circumstances require a sleep-in arrangement.

This may include situations where:

- an individual child's care plan identifies the need for additional overnight support;
- safeguarding circumstances require additional staff presence;
- emergency situations arise;
- operational requirements temporarily change.

The inclusion of the staff sleep-in room ensures that the home has the appropriate facilities to respond flexibly to the needs of the children while maintaining safe staffing arrangements.

The staffing model ensures that children will not be left without appropriate supervision unless specifically authorised through an individual care plan, placement plan and risk assessment.

7. Registered Manager and Management Oversight

The home will operate under the responsibility of a Registered Manager who will oversee the day-to-day management and regulatory compliance of the service.

The Registered Manager will be responsible for ensuring that the home operates in accordance with Ofsted requirements, the Children's Homes (England) Regulations 2015 and relevant safeguarding standards.

The Registered Manager's responsibilities will include:

- ensuring the safety and wellbeing of children;
- managing staff performance and training;
- overseeing care planning arrangements;
- maintaining regulatory compliance;
- liaising with placing authorities;
- monitoring the quality of care provided;
- responding to complaints and community concerns.

The Registered Manager will attend the property regularly during normal working hours, generally between Monday and Friday, and will provide management support outside normal hours where required.



The home will operate with clear policies and procedures covering safeguarding, behaviour management, complaints handling, emergency situations and neighbour relations.

7. Children's Bedrooms

The property will provide two individual bedrooms for children.

Each child will have their own private bedroom, providing a secure and personal space within the home.

The provision of individual bedrooms supports the needs of children requiring residential care by providing:

- privacy;
- stability;
- personal space;
- a sense of ownership and belonging.

The bedroom arrangement is consistent with the operation of a small family-style children's home and ensures that the accommodation remains appropriate for the number of children proposed.

8. Staff Office and Administrative Area

A dedicated staff office and administrative area has been incorporated within the living room arrangement.

This amendment addresses the requirement for a suitable space where staff can undertake necessary administrative and management tasks.

The office area will provide space for:

- secure record keeping;
- care documentation;
- preparation of reports;
- confidential telephone calls;
- staff handovers;
- management tasks;
- professional communication.

The provision of this area ensures that administrative functions can take place appropriately without affecting the residential use of the remaining accommodation.

The office arrangement will be managed in accordance with safeguarding requirements and confidentiality obligations.

Staff Sleep-In Room

A dedicated staff bedroom has been incorporated into the revised plans.



This room provides a suitable facility to support overnight operational requirements and provides additional flexibility for the management of the home.

The normal overnight arrangement will remain two waking night staff.

However, the availability of a sleep-in room ensures that the home can respond appropriately if circumstances require additional overnight staffing arrangements.

The provision of this room strengthens the operational capability of the home and ensures that the accommodation is suitable for a regulated children's home.

9. Proposed Activities and Daily Operation

The children's home will provide a structured programme of activities designed to support the emotional, educational, social and physical development of the children.

The operation of the home will focus on providing children with positive routines, opportunities for independence and engagement with the wider community.

The majority of activities will take place away from the property, including:

- school attendance;
- educational activities;
- community facilities;
- leisure activities;
- appointments;
- therapeutic support where required.

Activities undertaken within the home will generally be low-impact residential activities, including:

- homework;
- reading;
- arts and crafts;
- board games;
- cooking activities;
- life skills development;
- structured discussions.

Use of the rear garden will be supervised by staff and managed appropriately to ensure that outdoor activities remain compatible with the residential setting.

Outdoor activities will normally take place during reasonable daytime hours and will not create unacceptable disturbance to neighbouring properties.

10. Visitors and Professional Attendance

The home will receive a limited number of professional visitors associated with the care and safeguarding of the children.



Visitors may include:

- social workers;
- Ofsted inspectors;
- Regulation 44 independent visitors;
- education professionals;
- healthcare professionals;
- other relevant support services.

Professional visits will generally be arranged in advance and managed by staff.

Where appropriate, meetings will take place away from the property or virtually to reduce unnecessary activity at the home.

Family contact arrangements will be determined through each child's care plan and agreed with the relevant placing authority.

The home will not operate as a facility with regular public access or uncontrolled visitor movements.

The level of visitor activity will therefore remain comparable to a residential care arrangement.

Planning Policy Context

11.1 Legislative Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The relevant development plan documents for this application are:

- The London Plan (2021);
- Hillingdon Local Plan Part 1: Strategic Policies (2012);
- Hillingdon Local Plan Part 2: Development Management Policies (2020).

Other material considerations include:

- The National Planning Policy Framework (NPPF);
- Planning Practice Guidance (PPG);
- The Children's Homes (England) Regulations 2015;
- Ofsted regulatory requirements;
- Government guidance relating to looked-after children and children requiring residential care.

12. National Planning Policy Framework (NPPF)

The National Planning Policy Framework places significant importance on the creation of healthy, inclusive and safe communities and recognises the role that appropriate community facilities play in supporting social wellbeing.



Paragraph 8 of the NPPF identifies the social objective of sustainable development, which seeks to support strong, vibrant and healthy communities by ensuring that sufficient housing and community facilities are available to meet the needs of present and future generations. The proposed development directly supports this objective by providing specialist residential accommodation for children who require care, supervision and support.

The proposal will provide:

- a safe and stable home environment;
- professional residential childcare support;
- safeguarding arrangements;
- access to education and community facilities;
- opportunities for personal development and independence.

The proposed children's home represents an important form of social infrastructure which responds to the needs of vulnerable children and supports the wider objectives of sustainable development.

13. London Plan Policy Assessment

13.1 Policy H12 – Supported and Specialised Accommodation

London Plan Policy H12 supports the delivery, retention and refurbishment of supported and specialised accommodation where it meets an identified need.

The policy recognises that supported accommodation may include provision for young people with support needs and individuals who require additional assistance to live safely within the community.

The proposed children's home falls within this category because it provides specialist residential accommodation for children and young people who require care and support due to emotional and behavioural difficulties.

The accommodation has been designed specifically around the needs of the intended occupants and will provide:

- a stable home environment;
- continuous professional supervision;
- safeguarding support;
- structured routines;
- access to education;
- opportunities for social development.

The proposal supports the objective of providing suitable accommodation for vulnerable groups within appropriate residential locations.

The home will enable children to remain closer to their existing communities, family networks and education arrangements where appropriate.



The proposal is therefore consistent with the objectives of London Plan Policy H12.

14. Hillingdon Local Plan Policy Assessment

14.1 Policy DMH 1 – Safeguarding Existing Housing

Policy DMH 1 seeks to safeguard existing housing stock and resist the unjustified loss of self-contained residential accommodation.

The applicant acknowledges that the proposed development involves a change from Use Class C3 to Use Class C2.

However, the proposal does not represent the loss of residential accommodation in practical terms.

The property will continue to function as a residential home where children will:

- live permanently;
- occupy bedrooms;
- use communal living areas;
- receive domestic support;
- participate in normal household activities.

The difference between the existing and proposed use is that the occupants will be children requiring care and supervision, supported by trained residential childcare workers.

The proposed use remains residential in nature and provides accommodation for a recognised group within the wider housing market.

Furthermore, no structural alterations are proposed and the property could revert to a Class C3 dwelling in the future without significant physical changes.

The proposal therefore does not result in the permanent loss of residential accommodation and represents an appropriate use of the existing dwelling.

15. Policy DMH 8 – Sheltered Housing and Care Homes

Policy DMH 8 is the principal policy consideration for the proposed development.

Policy DMH 8 supports residential care homes and other forms of supported accommodation where:

- the proposal does not result in an over-concentration of similar uses;
- the proposal meets an identified need;
- the accommodation integrates into the surrounding residential environment;
- appropriate levels of care are provided.

Each requirement is addressed below.

15.1 Over-Concentration and Impact on Residential Character



The proposal relates to the change of use of a single dwellinghouse into a small residential children's home accommodating a maximum of two children.

The proposed development does not involve:

- a large institutional building;
- multiple residential units;
- significant alterations;
- increased building footprint;
- intensive visitor activity.

The operation of the home will remain small-scale and residential in character.

The property will continue to appear externally as a normal dwellinghouse.

The day-to-day activity associated with the use will be comparable to that expected from a residential property, including children attending education, staff attending work shifts and occasional professional visits.

The home will not generate the type of activity normally associated with a large institutional facility.

The proposal will therefore not result in an unacceptable concentration of similar uses or harm the established residential character of Weymouth Road.

15.2 Identified Need for the Proposed Use

Policy DMH 8 requires proposals for residential care and supported accommodation to respond to an identified need.

The applicant acknowledges this requirement and has actively sought to demonstrate engagement with local authority services regarding the provision of children's placements.

The need for suitable residential placements for children requiring care and support is recognised nationally and locally.

Local authorities have statutory responsibilities for looked-after children and seek to provide suitable placements that support children's welfare, education and relationships.

Where suitable local placements are unavailable, children may be placed outside their home authority area, which can result in:

- disruption to education;
- reduced family contact;
- loss of established support networks;
- increased emotional difficulty.

The proposed children's home seeks to contribute towards addressing this issue by providing an additional local placement option within the London Borough of Hillingdon.

The applicant has proactively contacted Hillingdon Council's Children and Young People Brokerage Team regarding the availability of placements.



Following this engagement, correspondence was received from Hillingdon Council requesting confirmation of the applicant's Ofsted registration status.

This correspondence demonstrates that the applicant has engaged directly with the relevant public authority service and has sought to establish a relationship with the Council's placement team.

The applicant is an Ofsted-registered provider and is committed to supporting local authority placement requirements where appropriate.

The proposed home will provide accommodation for only two children, allowing a highly personalised level of care and ensuring that placements can be carefully matched.

The development therefore responds to the identified need for additional suitable children's placements and supports the Council's wider objective of ensuring children can access appropriate care environments.

15.3 Nature of Care Provided and Compliance with Class C2 Use

The proposed use falls within Use Class C2 because the accommodation will provide residential care and supervision rather than independent residential occupation.

The children accommodated at the property will not simply occupy the dwelling independently.

The home will provide a structured care environment supported by trained residential childcare professionals.

The level of care provided will include:

- continuous staffing arrangements;
- safeguarding supervision;
- individual care planning;
- emotional and behavioural support;
- assistance with education;
- liaison with social workers and other professionals;
- structured daily routines;
- support with personal development and independence.

The proposed operation therefore meets the characteristics of a Class C2 residential institution because the children will live within the property as part of a managed care environment.

The home will operate under Ofsted regulation and will comply with the requirements of the Children's Homes (England) Regulations 2015.

The scale of the proposal is intentionally limited to two children to ensure that the home remains a small, family-style residential setting rather than an institutional facility.

15.4 Integration into the Residential Community



Policy DMH 8 requires supported accommodation to be fully integrated into its residential surroundings.

The proposed children's home has been designed to operate as part of the existing residential community.

The property is a conventional residential dwelling located within an established housing area. No external changes are proposed, and the appearance of the building will remain unchanged.

The children living at the property will participate in normal community activities, including:

- attending education;
- accessing local facilities;
- using public transport;
- participating in recreational activities;
- developing independence skills.

The operation of the home will encourage positive community integration and will be managed to maintain good relationships with neighbours.

The applicant will maintain a clear communication process with neighbouring residents and will respond promptly to any concerns raised.

The proposal therefore satisfies the requirement for the accommodation to integrate within the surrounding residential environment.

16. Impact on Character and Appearance of the Area

16.1 Policy Considerations

The National Planning Policy Framework identifies good design as a fundamental element of sustainable development.

London Plan Policy D3 requires development proposals to respond positively to local context and ensure that buildings and spaces are appropriate to their surroundings.

Hillingdon Local Plan Part 1 Policy BE1 seeks to ensure that development:

- enhances the quality of the built environment;
- respects local character;
- responds appropriately to the surrounding area.

Hillingdon Local Plan Part 2 Policy DMHB 11 requires development to achieve a high standard of design and ensure that proposals respect the character and appearance of the area.

16.2 Assessment

The proposal involves only a change of use of the existing dwellinghouse.

No external alterations are proposed.

The building will continue to appear as a normal residential property within Weymouth Road.

There will be no:



- additional floorspace;
- change in building height;
- alteration to the street frontage;
- additional signage;
- institutional appearance.

The proposed use will not introduce physical changes that would affect the character of the area.

The operational characteristics of the home will also remain residential in nature.

The children will live at the property as their home, supported by professional carers.

The activity generated by the use will include normal residential activities such as:

- children leaving for education;
- staff attending work shifts;
- community activities;
- occasional professional visits.

These activities are comparable to those associated with ordinary residential occupation.

The proposed use will therefore preserve the established residential character of Weymouth Road.

17. Impact on Residential Amenity

17.1 Policy Considerations

The National Planning Policy Framework seeks to ensure a good standard of amenity for existing and future occupants.

London Plan Policy D13 requires development proposals to consider potential noise impacts and introduce appropriate measures where necessary.

Hillingdon Local Plan Part 2 Policy DMHB 11 seeks to ensure that development does not adversely affect neighbouring properties through:

- unacceptable noise;
- disturbance;
- loss of privacy;
- overlooking;
- impacts on residential amenity.

17.2 Nature of Proposed Occupation

The proposed children's home will operate as a small managed residential environment accommodating no more than two children.

The home is fundamentally different from a large residential institution because:

- occupancy is limited;



- visitors are controlled;
- activities are structured;
- professional supervision is provided;
- behaviour management procedures are in place.

The purpose of the home is to provide stability and care for children, not to create an intensive or disruptive use.

17.3 Noise Management and Neighbour Protection

A separate Noise Management Plan has been prepared and submitted as part of the application.

The Noise Management Plan sets out measures to ensure that the operation of the home does not adversely affect neighbouring residents.

The measures include:

- supervision of children at all times;
- appropriate behaviour management strategies;
- monitoring of television and music levels;
- supervised garden use;
- reasonable control of outdoor activities;
- prompt investigation of complaints;
- neighbour communication procedures.

The majority of activities will take place away from the property, including:

- education;
- leisure activities;
- community facilities;
- appointments;
- therapeutic support where required.

Activities within the home will generally consist of quiet residential activities such as:

- homework;
- reading;
- arts and crafts;
- board games;
- life skills activities;
- structured discussions.

The home will operate quiet hours between 8:00pm and 7:00am, during which staff will ensure that noise levels remain appropriate for a residential area.

The proposed use is therefore unlikely to generate noise levels materially different from those associated with a normal family dwelling.



17.4 Complaints and Community Management

The Registered Manager will maintain positive relationships with neighbouring residents. Neighbour contact details will be made available so that any concerns can be raised directly with management.

Any complaints received will be:

- recorded;
- investigated;
- reviewed by management;
- responded to appropriately.

Where concerns relate to behaviour or noise, staff will take immediate action, which may include:

- redirecting activities;
- speaking with children;
- reviewing routines;
- implementing additional behaviour support measures.

The purpose of the complaints process is to ensure concerns are dealt with quickly while maintaining the wellbeing of the children living at the home.

Transport, Parking and Highway Impact

18.1 Policy Considerations

The proposed development has been assessed against the relevant transport and parking policies contained within:

- The London Plan (2021);
- Hillingdon Local Plan Part 2 Development Management Policies (2020), including Policies DMT 1, DMT 2 and DMT 6.

The assessment considers:

- staff travel arrangements;
- children's travel arrangements;
- professional visitor movements;
- parking demand;
- potential highway impacts.

The applicant acknowledges that the site has a low Public Transport Accessibility Level (PTAL) rating of 1b.

However, the operational characteristics of the proposed use mean that the transport demand generated by the children's home will remain limited and managed.



The proposed use is fundamentally different from a high-intensity institutional facility because it will accommodate only two children and will not generate regular public access, customer movements or high levels of visitor activity.

18.2 Staff Travel Arrangements

The home will operate with a small residential care team consisting of up to four residential care workers operating on a rota basis.

Staff attendance will occur through planned shift arrangements rather than continuous arrivals and departures throughout the day.

The principal staff movements will occur around established shift changeover periods.

The normal staffing pattern will consist of:

- daytime staffing based on the needs of the children, generally two to three members of staff;
- two waking night staff overnight.

The operation will therefore not result in significant daily staff movements.

Staff will be encouraged to use sustainable travel options wherever practical, including:

- walking;
- cycling;
- bus services;
- rail services;
- other local transport options.

Where staff require access to a vehicle due to operational circumstances, parking demand will be managed through the existing residential parking arrangements available at the property.

The home will not operate a fleet of vehicles.

18.3 Children's Travel Arrangements

Children's travel arrangements will be determined by their individual care plans, education requirements and assessed needs.

Travel may include:

- walking where appropriate;
- public transport;
- education transport arrangements;
- pre-arranged taxis;
- supported travel with staff.

The children will not generate regular private vehicle movements associated with independent car ownership.



The small number of children accommodated and the managed nature of the service means that travel demand will remain limited.

18.4 Professional Visitors and Deliveries

Professional visitors associated with the operation of the home may include:

- social workers;
- Ofsted representatives;
- Regulation 44 independent visitors;
- education professionals;
- healthcare professionals.

Professional visits will occur by appointment only.

Where appropriate, meetings will be undertaken away from the property or virtually in order to minimise unnecessary visitor activity.

The home will not operate as a public facility and will not experience uncontrolled visitor movements.

Deliveries to the property will be limited to normal household requirements and will be comparable to those associated with an ordinary residential dwelling.

18.5 Parking Provision

The property benefits from existing residential parking provision, including an allocated off-street parking space and additional parking opportunities within the site.

The proposed use is not expected to create unacceptable parking pressure because:

- the home accommodates only two children;
- staff attendance occurs through planned shifts;
- professional visitors are limited and controlled;
- there is no daily public access;
- the home does not operate a vehicle fleet.

The operational model demonstrates that parking demand will remain modest and comparable to residential occupation.

Staff and visitors will be encouraged to avoid unnecessary vehicle movements and to respect neighbouring residents when arriving and departing the property.

18.6 Highway Safety and Parking Impact

The proposed children's home will not result in a level of vehicle activity that would harm highway safety or residential amenity.

The development does not introduce a commercial use with frequent deliveries, customer visits or high levels of traffic generation.



The scale and management of the proposed use ensure that transport impacts will remain minimal.

Although the site has a PTAL rating of 1b, the limited operational requirements of the proposed use mean that the location remains suitable for this small-scale residential care facility.

The proposal therefore complies with the aims of Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan.

19. Engagement with Hillingdon Council and Evidence of Local Need

The applicant has proactively engaged with Hillingdon Council's Children and Young People Brokerage Team regarding the availability of residential placements for children requiring care and support.

The applicant contacted the Council to introduce Rising Paths Children's Homes and advise that the service was available to support children and young people requiring suitable placements. Following this contact, correspondence was received from Hillingdon Council's Children and Young People Brokerage Team requesting confirmation of the applicant's Ofsted registration status.

The response from the Council demonstrates that the applicant has engaged directly with the relevant public authority service responsible for identifying and arranging children's placements. The applicant has confirmed its Ofsted registration status and its ability to provide regulated residential childcare services.

This correspondence is submitted as supporting evidence of engagement with a recognised public body and demonstrates the applicant's commitment to working collaboratively with Hillingdon Council where suitable placements are required.

The proposed home seeks to provide an additional local placement option for children who require residential support.

The provision of suitable local placements can assist in reducing reliance on distant placements and support better outcomes for children by enabling continued access to:

- family relationships;
- education;
- local services;
- established support networks.

The proposal therefore responds positively to the objectives of Policy DMH 8 by contributing towards the provision of appropriate supported accommodation for children.

20. Community Integration

The proposed children's home will operate as part of the local community and will encourage children to participate positively within the surrounding area.



The children will be supported to access:

- education;
- community facilities;
- recreational opportunities;
- public transport;
- local services.

The purpose of the home is to provide children with stability, support and opportunities for development while helping them build independence.

The property will continue to appear as a residential dwelling and there will be no visual indication of an institutional use.

The applicant recognises the importance of maintaining good relationships with neighbouring residents and will ensure that the home operates responsibly within the community.

21. Planning Balance and Conclusion

This application seeks planning permission for the change of use of 66 Weymouth Road, Hayes, from a Class C3 dwellinghouse to a small Class C2 residential children's home accommodating a maximum of two children.

The proposal provides a valuable community resource by delivering regulated residential accommodation for children who require care and support due to emotional and behavioural difficulties.

The proposal has been carefully designed to ensure that the use remains appropriate for its residential location.

The development:

- provides specialist accommodation for vulnerable children;
- supports the delivery of local placement opportunities;
- operates under Ofsted regulation;
- provides continuous professional supervision;
- retains the residential appearance of the property;
- avoids external alterations;
- protects neighbouring amenity;
- provides appropriate internal facilities for staff and children;
- does not create unacceptable transport or parking impacts.

The concerns raised by the Local Planning Authority have been addressed through the submission of:

- a revised operational management statement;
- clarification of staffing arrangements;
- confirmation of two waking night staff;



- provision of a dedicated staff sleep-in room;
- provision of a staff office and administrative area;
- clarification of transport and parking arrangements;
- evidence of engagement with Hillingdon Council's Children and Young People Brokerage Team.

The proposed use represents an appropriate and beneficial use of an existing residential property.

The home will provide a stable and supportive environment for children while maintaining the character and amenity of the surrounding residential area.

The proposal therefore complies with the objectives of national and local planning policy and should be approved.