

DESIGN AND ACCESS STATEMENT

Change of use from Class C3 (Dwellinghouse) to Class C2 for up to three children aged between 8-17 (Residential Institution)

at

11 Hornbeam Road

Hayes

UB4 9EE

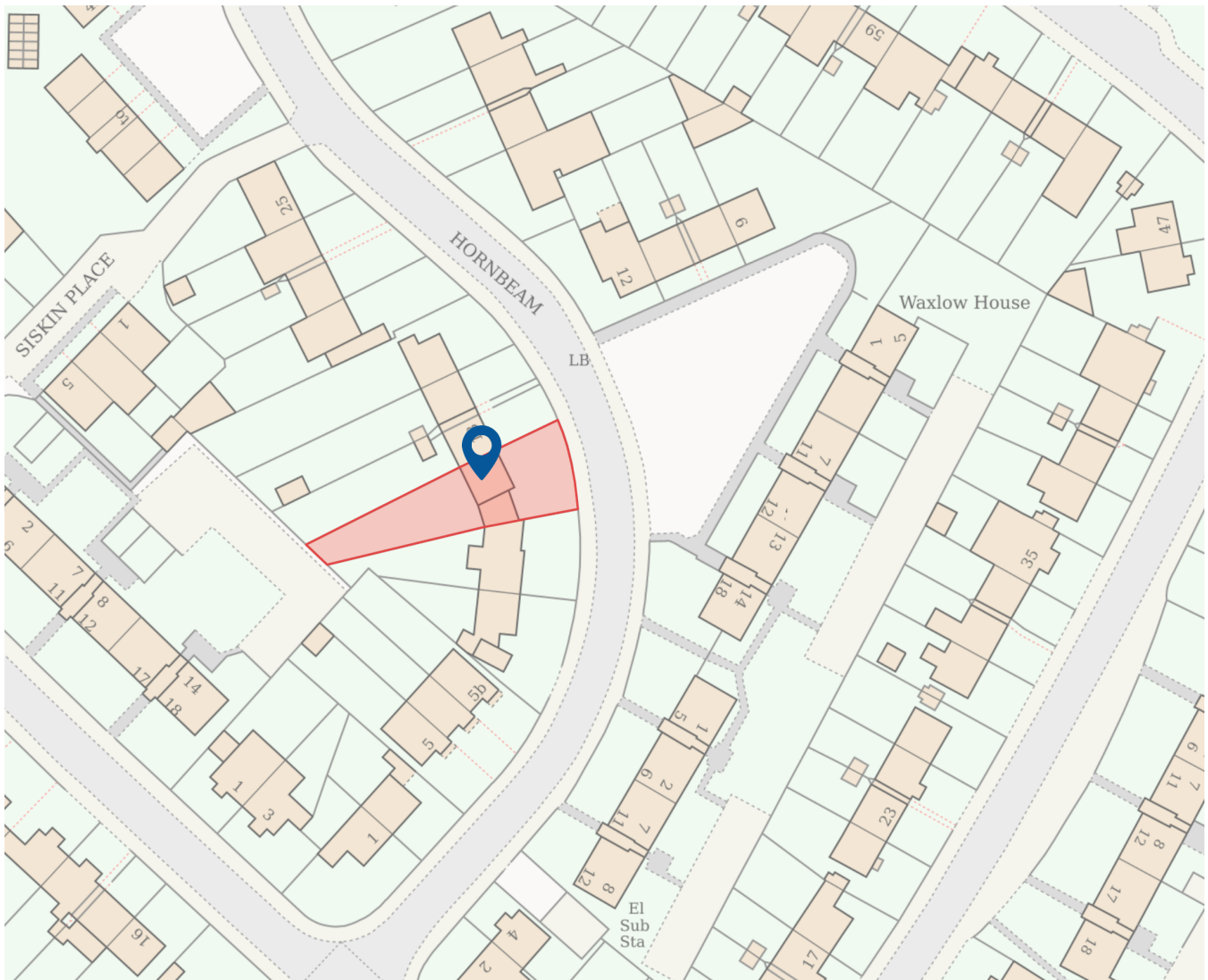
PREPARED BY
La Vaastu

Introduction

This Planning Statement supports a full planning application for the change of use of 11 Hornbeam Road, Hayes, UB4 9EE from a Use Class C3 dwellinghouse to a Use class C2 children's residential care home accommodating up to three children (under 18), with 24/7 staffing and Ofsted regulation.

The Site

The application relates to a two storey, end of terrace dwelling house located to the West of Hornbeam Road. The row of terraces run perpendicular to Hornbeam Road and the principal elevation faces West towards Hornbeam Road.



Location Plan

The Proposal

The application seeks planning permission for the change of use from dwelling house (Use Class C3) to Children's Care Home (Use Class C2) for up to three children aged between 8-17 (Residential Institution).

Children will have their own private bedrooms and share communal areas, including the living room, kitchen and dining space. The supported accommodation aims to provide stability and consistency for young people, ensuring continuous access to local services such as education and healthcare. Furthermore, the setting aims to foster the development of strong, lasting relationships within the community.

Planning Policy

The National Planning Policy Framework 2024

5.1 Para. 63 of the National Planning Policy Framework 2024 (NPPF) recognises the need to cater for the housing needs of different needs in the community such as care homes.

The proposed development would provide a high quality care home to meet the needs of those requiring assistance in the community.

The New London Plan (2021)

5.2 Policy H12 (Supported and specialised accommodation) of the London Plan (2021) supports the provision of accommodation for young people with support needs.

The proposed development is considered fully in compliance with this policy.

Hillingdon Local Plan Part 2 Development Management Policies (2020)

5.3 The property is not affected by any adverse or restrictive planning designations.

5.4 Policy DMH8 of the Local Plan deals with care homes. It states:

"Policy DMH 8: Sheltered Housing and Care Homes A) The development of residential care homes and other types of supported housing will be permitted provided that:

- i) it would not lead to an over concentration of similar uses detrimental to residential character or amenity and complies with Policy DMH 4: Residential Conversions;*
- ii) it caters for need identified in the Council's Housing Market Assessment, in a needs assessment of a recognised public body, or within an appropriate needs assessment and is deemed to be responding to the needs identified by the Council or other recognised public body such as the Mental Health Trust;*
- iii) the accommodation is fully integrated into the residential surroundings; and*
- iv) in the case of sheltered housing, it is located near to shops and community facilities and is easily accessible by public transport.*

B) Proposals for residential care establishments which fall under Use Class C2 must demonstrate that they would provide levels of care as defined in Article 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended)".

The proposed development is considered fully compliant as follows:

- There is no over concentration of similar uses in the area.
- The Hillingdon Housing Strategy 2021/22 to 2025/26 has supported independent living as one of its priorities. It is stated "The council is committed to protecting vulnerable people and enabling people, as far as possible, to live independently. Many people require some help and support to do this either in specialist housing specifically provided for their needs or through floating support provided in general housing" (page 60).
- A management plan will be in place for the property.
- The accommodation would be fully integrated into the residential surroundings. It would have the appearance of a typical residential dwelling and in many respects will function like a typical residential dwelling. It can be confirmed that the property would provide levels of care as defined in Article 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The applicant is happy to provide any additional information as considered necessary by the Planning Authority in this regard.

- Whilst it is acknowledged that there would be a loss of one C3 unit, this would enable the provision of a residential home for a specialised category as listed in the London Plan, the loss of one unit is acceptable in this instance.

Operation Management

The home will operate under a clear and robust Management Plan in accordance with the Children's Homes (England) Regulations 2015.

Staff Shift

The carers for the children will not be permanent residents of the property. Instead, the home will operate on a structured 24-hour staffing model designed to provide continuity of care while minimising disruption to the surrounding area.

Shift Pattern

- Staff X3, Day shift – 7.30am to 19.30pm
- Staff X2, Night shift – 19.30pm to 7.30am
- Shifts are 12 hours in duration.
- Registered manager – 9.00am to 5.00pm, Monday to Friday

Shift start times will be staggered to reduce the number of cars arriving and departing at the same time and avoid congestion or clustering on the Hornbeam road.

The work schedule patterns will ensure that there is always at least three staff members on duty during the day and two at night. No sleeping accommodation is provided for staff. This will ensure that there is no possibility of any antisocial behaviour, and that the children's need are always met. During the annual and sick leaves of permanent employees, interim staff and reserve team members will cover their duties.

The staff handover will take place between 7.15am and 7.30am and between 19.15pm and 19.30pm. This will not be during school hours thus not impacting the staff's ability to take children to school.

Staff will also accompany the children to school, medical appointments, and approved activities. There is no on-site schooling and no group-based activity that would generate additional traffic.

This staffing structure ensures operational continuity while maintaining low-intensity residential characteristics.

Visitor Policy

Due to the vulnerability of the children placed at the home, there will be a strict no-visitor policy. The children are in care are subject to safeguarding plans. No informal social visitors will attend the property.

Family visit

Family contact arrangements will be professionally managed in line with care plans and safeguarding requirements.

This ensures the property will not function as a gathering point and will not generate unusual or excessive visitor activity.

OFSTED inspector

Once a year during office working hours between Monday and Friday: 9am and 5pm.

Social worker

This depends on the individual child's plan. They will visit during office working hours Monday to Friday between 9am and 5pm.

Impact on the amenities of the occupiers of neighbouring residential properties

The proposal will not result in unacceptable harm to neighbouring properties. Three children would live at the house, with one carer per child working on a rota basis. One day-carer would arrive around 7:15 to start 7:30am shift and replace the overnight carer. A manager would also be present at from 9am to 5pm. The overnight carer would arrive around 7.15pm to change with the day staff.

Given the small scale of the operation, the level of activity is expected to be comparable to that of a typical family household.

Mitigation measures will include quiet hours, structured daily routines, supervised outdoor activity, noise awareness protocols, no visitor gatherings, no late-night disturbance and no commercial deliveries. will be followed.

The proposed development therefore complies with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policies D3 and D13 of the London Plan (2021).

Impact on Street Scene

No external alterations are proposed to the property. Minor internal alterations are proposed. The proposed development therefore complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy D3 of the London Plan (2021).

Highways

The home will accommodate 3 children and at any one time there would be a maximum of 4 staff (1 staff member per resident, and day time manager).

The proposed development would fully meet the requirements of the Hillingdon Local Plan: Part 2 (Policy DMT6) specifically in relation to car parking provision with 4 spaces proposed.

There will be no high-volume daily visitors and no concentrated staff changeovers at the site. The implementation of a staggered 12-hour shift pattern will ensure that vehicle arrivals are both dispersed and controlled. This will ensure no material increase in highway impact.

The site has a PTAL rating of 1b, poor however the site is located within few meters of the nearest bus stop, offering reasonable access to public transport and reducing reliance on private vehicles. The scale and nature of the proposed use, a small care home for three young residents with a maximum of four staff on-site at any one time suggests a limited parking demand. It is to be made clear that whilst the children are aged 8 – 17 (under 17's cannot drive) car ownership is strictly prohibited.

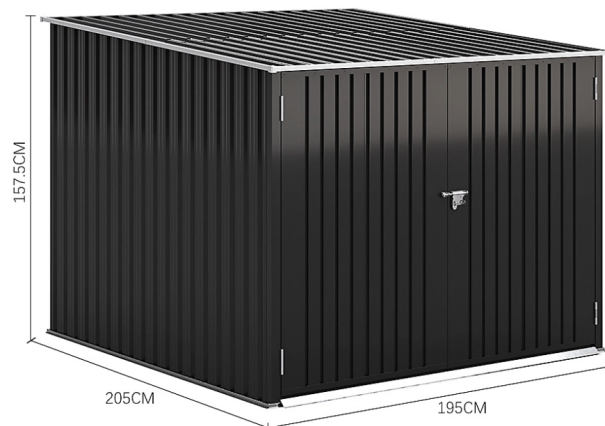
2 secure covered bicycle storage lockers are provided in the side garden for the storage of up to 8 bikes supporting sustainable travel in line with Policy DMT5.

Staff and visitors will be encouraged to use public transport to further mitigate transport impact by promoting sustainable travel. It is considered that the level of use would not have a demonstrably negative impact on the amenity and function of the adjacent roads and therefore highway safety/amenity.

The development is therefore compliant with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policies T2, T4 and T6 of the London Plan (2021).



Bicycle store



Private Amenity Space

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires all new residential developments to provide good quality and usable private amenity space in accordance with Table 5.3 which requires a 3 bedroom house to have at least 60 square metres of private outdoor amenity space.

The private amenity space of 220sqm would be retained as existing. As such the retained rear garden area would be sufficient to meet the needs of a children's care home of this size.

The proposal therefore complies with Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Residential Living Conditions

A communal kitchen, diner and living room, a bathroom room and an office would be provided on the ground floor along with access to the rear garden. Three bedrooms and a wc are provided at the first floor.

The bedroom sizes measure as follows:

Bedroom 1 -10.42 sqm

Bedroom 2 - 11.51 sqm

Bedroom 3 - 7.63sq.m

All three bedrooms are would be adequately sized and compliant with minimum space standards. The proposed habitable rooms would maintain an adequate outlook and source of natural light.

The proposal would comply with Policies DMHB 16 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy D6 of the London Plan (2021).

Conclusion

The proposal is supported by national and London Plan policy objectives for delivering specialist accommodation where it is most needed. Furthermore, the application satisfies Hillingdon policy tests for care uses through clear evidence of need and robust operational controls. While I acknowledge the loss of one dwelling, I believe the proposal demonstrates that the public benefit of delivering regulated children's care provision is substantial and can be achieved without unacceptable impacts on the surrounding area.