

V-DESIGN

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PLANNING STATEMENT

Full Planning Application

Application detail	Information
Site address	5 Barnhill Lane, Hayes, UB4 9HD
Proposal	Change of use from Use Class C3 dwellinghouse to Use Class C2 children's residential care home (up to four children)
Local planning authority	London Borough of Hillingdon
Applicant's agent	V-Design CAD Services Limited
Drawing references	PL-01 to PL-06
Date	July 2026

Contents

- 1. Introduction
- 2. Site and Surrounding Area
- 3. The Proposed Development
- 4. Planning Policy Context
- 5. Key Planning Considerations
- 6. Policy Compliance Table
- 7. Planning Conditions
- 8. Conclusion

This statement should be read with drawings PL-01 to PL-06 and the application’s operational, needs, transport and other supporting documents.

1. Introduction

1.1 Purpose and scope

This Planning Statement has been prepared by V-Design CAD Services Limited in support of a full planning application for the change of use of 5 Barnhill Lane, Hayes, UB4 9HD, from a dwellinghouse within Use Class C3 to a small children's residential care home within Use Class C2. The home would accommodate no more than four children and would operate continuously under an Ofsted-regulated residential childcare framework.

The proposal provides a stable, supervised and domestic home environment for children who cannot, for a variety of individual circumstances, live within their family home. It is not a hostel, detention establishment, bail accommodation, emergency shelter or general-purpose supported housing scheme. The children would reside at the property as their home and would participate in ordinary daily routines including education, meals, recreation, healthcare, family contact where appropriate and community life.

1.2 Principal features

- A maximum of four resident children, each in a single en-suite bedroom.
- Twenty-four-hour staffing, safeguarding and supervision under a registered management structure.
- Communal living, kitchen and dining accommodation, with a staff office and staff rest area.
- No external elevation changes or enlargement; the domestic appearance is retained.
- Two off-street parking spaces with active and passive electric-vehicle charging.
- Four secure cycle-storage spaces and dedicated refuse/recycling storage.
- Operational controls for visitors, shift handovers, parking, garden use, noise and neighbour liaison.

1.3 Decision-making framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan includes the London Plan 2021 and the Hillingdon Local Plan. The National Planning Policy Framework is a material consideration. This statement addresses the principle of development, specialist-care need, the loss of one C3 dwelling, amenity, design, transport, parking and condition-ready mitigation.

1.4 Supporting information

- Application forms, certificates, location plan and block plan.
- Existing and proposed plans and elevations, drawings PL-01 to PL-06.
- Operational Management Plan, including staffing, visitor and neighbour-management protocols.
- Local Needs Assessment and Transport Statement or equivalent transport evidence.
- Cycle, refuse, parking and EV-charging details, plus any acoustic or fire information required.

2. Site and Surrounding Area

2.1 Application site

The application site comprises an existing residential property at 5 Barnhill Lane, Hayes. The accommodation is arranged over ground, first and loft-floor levels. The plot includes an established residential frontage, front hardstanding, pedestrian access, private rear garden and a building of conventional domestic scale and appearance. Drawing PL-01 identifies the application boundary and the relationship with Barnhill Lane, Stratford Road, Yeading Lane and neighbouring dwellings.

2.2 Character and townscape

Barnhill Lane lies within an established suburban residential area of Hayes. The immediate townscape is principally characterised by dwellinghouses with front gardens or hardstanding, private rear gardens and a consistent domestic rhythm. The proposal would not alter the building's scale, massing, roof form, materials,

windows, doors, building line or relationship with adjoining properties. Drawings PL-05 confirm that no external elevation changes are proposed.

- No institutional signage or commercial advertising.
- No external fire escape, reception structure or substantial extension.
- No external plant or physical subdivision of the plot.
- Retention of the rear garden and established residential frontage.

2.3 Neighbouring properties and intensity

The property adjoins residential occupiers and the potential effect upon living conditions is therefore a central consideration. The proposed four-child limit is fundamental: it maintains a domestic scale, limits staff and visitor activity, allows effective supervision and ensures that the garden remains a private household amenity space. Visitor appointments, staff handovers and parking would be managed through the Operational Management Plan.

2.4 Accessibility and community integration

The site is within the built-up area of Hayes and is accessible to shops, education, healthcare, public open space and community facilities. Bus services operate through the Yeading Lane and Stratford Road corridors, providing connections across Hayes, Yeading, Northolt and surrounding centres. Hayes & Harlington station provides Elizabeth line services towards central London, Heathrow and Reading. These connections provide alternatives to private-car travel for staff and visiting professionals.

A residential location supports an inclusive, non-institutional model of care. It enables children to live in a recognisably domestic setting and engage with education, healthcare and ordinary community life.

2.5 Physical suitability

The property can accommodate the proposed use without external enlargement. Its four bedrooms, communal rooms, staff facilities, sanitary accommodation, garden, parking, cycle storage and refuse area provide the physical components required for a small residential-care use while retaining the appearance and functionality of a family home.

3. The Proposed Development

3.1 Description

Planning permission is sought for the change of use of the property from a C3 dwellinghouse to a C2 children's residential care home accommodating up to four children. The works principally comprise internal reorganisation and designation of rooms, together with operational, fire-safety and safeguarding measures. No external elevation alterations are proposed.

3.2 Drawing schedule

Drawing	Title / content	Principal evidence
PL-01	Block and location plans	Application boundary and relationship with surrounding streets and properties.
PL-02	Existing/proposed ground floor	Living room, kitchen/dining, staff office, staff rest area and sanitary accommodation.
PL-03	Existing/proposed first floor	Three single en-suite children's bedrooms.
PL-04	Existing/proposed loft floor	Fourth single en-suite children's bedroom.
PL-05	Existing/proposed elevations	No external elevation changes.

Drawing	Title / content	Principal evidence
PL-06	Proposed site plan	Two parking spaces, EV charging, four cycle spaces, garden and bin storage.

3.3 Internal accommodation schedule

Floor	Space	Area	Use / facilities
Ground	Living room	10.86 sq m	Main communal sitting and recreation room.
Ground	Kitchen / dining	As drawn	Communal cooking, dining and household activity.
Ground	Staff office	8.00 sq m	Administration, confidential records and staff duties.
Ground	Staff rest area	10.00 sq m	Staff rest and overnight support accommodation.
Ground	Shower room	As drawn	Shared sanitary/support facility.
First	Room 1	15.46 sq m	Single children's bedroom with private en-suite.
First	Room 2	9.42 sq m	Single children's bedroom with private en-suite.
First	Room 3	8.97 sq m	Single children's bedroom with private en-suite.
Loft	Room 4	20.00 sq m	Single children's bedroom with private en-suite.

Each child would have a private bedroom, private sanitary facility, storage and space for study and personal possessions. Communal living and dining areas support family-style interaction, while staff facilities are kept distinct from the children's sleeping accommodation.

3.4 External arrangements

- Two off-street parking spaces on the existing front hardstanding.
- Active and passive electric-vehicle charging infrastructure.
- Four secure bicycle-storage spaces within the garden.
- Dedicated refuse and recycling storage.
- Retained pedestrian access and private garden amenity space.

3.5 Operational model and Ofsted framework

The home would operate 24 hours a day because it would be the children's principal residence. Continuous operation does not equate to continuous intensive activity: overnight periods would mainly comprise sleeping, quiet indoor activity, welfare monitoring, record keeping and emergency response. The provider would be required to secure the relevant Ofsted registration and comply with the statutory children's-home regulatory framework before operation.

The planning and regulatory regimes are complementary but distinct. Ofsted regulates the quality and safety of residential childcare; planning controls the land-use consequences, including the scale and intensity of use, amenity, parking, highway safety, design and enforceable operational measures.

3.6 Staffing

The home would be staffed continuously under a registered manager. The number of staff at a particular time would respond to children's assessed needs, safeguarding requirements, education and healthcare commitments, staff training, the provider's statement of purpose and Ofsted requirements. The structure may include senior residential workers, residential care workers, waking-night or sleep-in staff and intermittent specialist support.

Shift changes would be staggered and handovers conducted indoors. Staff would be instructed not to congregate outside, idle vehicles, obstruct accesses or generate avoidable late-evening noise.

3.7 Visitors, deliveries and garden

There would be no public reception, drop-in service or unrestricted visiting arrangement. Visitors would principally comprise social workers, healthcare and education professionals, therapists, Ofsted officers, maintenance personnel and approved family members. Except in emergencies, visits would be pre-arranged, logged, supervised where required and scheduled to avoid shift-change periods.

The garden would remain private domestic amenity space. Use would be supervised, principally during daytime and early-evening hours, with no amplified outdoor music or external congregation. Staff would relocate activity indoors if disturbance arose.

4. Planning Policy Context

4.1 National Planning Policy Framework

The NPPF promotes sustainable development, healthy and inclusive places, effective use of land and buildings, and high standards of amenity. The proposal reuses an existing urban building without greenfield development or substantial new construction. It delivers socially valuable residential infrastructure within an established community and incorporates controls designed to protect existing and future occupiers.

4.2 London Plan 2021

Policy GG4 - Delivering the homes Londoners need

Supports a range of accommodation capable of meeting diverse needs and mixed, inclusive communities. The proposal provides specialist residential accommodation in an ordinary neighbourhood.

Policy H12 - Supported and specialised accommodation

Supports delivery and retention of supported and specialised accommodation that meets identified need, is suitable for intended occupants and is integrated with the community. The domestic four-place model aligns with those objectives.

Policy D6 - Housing quality and standards

Its design objectives are relevant to the quality and functionality of the accommodation. The scheme provides individual rooms, en-suites, communal space, garden access and staff support.

Policy D14 - Noise

Requires development to avoid significant adverse noise effects. The occupancy cap, continuous supervision, quiet hours, controlled garden use, indoor handovers and complaint procedure provide proportionate mitigation.

Policies T4, T5 and T6 - Transport, cycling and parking

Require assessment and mitigation of transport effects, promotion of cycling and proportionate parking. The proposal provides two spaces, four secure cycle spaces, EV charging and managed staff/visitor travel.

4.3 Hillingdon Local Plan Part 2

Policy DMH1 - Safeguarding Existing Housing

The loss of one C3 dwelling is acknowledged. The balance must consider the specialist residential function, continuing residential occupation, public benefits and contribution to accommodation sufficiency.

Policy DMH8 - Sheltered Housing and Care Homes

Relevant considerations include need, accessibility, community integration, accommodation quality, neighbouring amenity, parking, servicing and cumulative concentration. The application addresses these through needs evidence, a small occupancy cap, suitable layout, access to services and operational controls.

Policy DMHB11 - Design of New Development

Requires high-quality design and protection of surrounding amenity. No enlargement or elevation alteration is proposed; domestic character and the established physical relationship with neighbours are retained.

Policy DMT1 - Managing Transport Impacts

Travel demand is managed through bus and rail accessibility, cycle storage, appointment-based visits, staggered shifts and EV charging.

Policy DMT2 - Highways Impacts

The existing access is retained. No coaches, customer traffic, intensive servicing or public drop-off function are proposed.

Policy DMT6 - Vehicle Parking

Two on-site spaces, a parking hierarchy and controlled visitor/staff arrangements provide a proportionate response to the use and location.

5. Key Planning Considerations

5.1 Principle of development

A children's residential care home is a recognised residential institution within Use Class C2. Such a use is acceptable in principle within a residential area where the building is suitable, the scale remains domestic, identified care requirements are addressed and effects upon amenity and the highway network are acceptable. The children would live at the property on a settled basis, sharing meals and household routines under continuous adult care. The proposal would not create an institutional complex.

5.2 Loss of C3 housing and planning balance

The removal of one dwelling from the general C3 stock engages Policy DMH1 and is an adverse policy consideration. However, the building would remain in residential occupation and would provide four specialist placements for vulnerable children. It would continue to function as a home, with no demolition or external redevelopment. The conversion is physically reversible, subject to any future planning requirements.

The social-care benefit materially distinguishes the proposal from a commercial conversion that removes residential occupation. The limited numerical loss should be weighed against four regulated placements, local placement choice, continuity of education and healthcare, improved social-work oversight, stable community integration and a domestic alternative to larger institutions.

5.3 Care need and Children Act 1989

Policy DMH8 supports appropriately located care provision where need and suitability are demonstrated. Section 22G of the Children Act 1989 requires a local authority to take steps, so far as reasonably practicable, to secure sufficient accommodation within its area for looked-after children. That duty does not direct the grant of planning permission, but it is relevant context when assessing the public benefit of suitable residential-care capacity.

- Increased choice of appropriate placements.
- Greater opportunity for children to remain close to education, healthcare and support networks.
- Reduced unnecessary geographical displacement.
- Improved potential for social-work oversight and appropriate family contact.
- A small, regulated and non-institutional model of care.

5.4 Residential amenity and noise

Policies DMHB11 and D14 require consideration of noise, disturbance, privacy, vehicle activity, external congregation and general living conditions. The lawful C3 use could accommodate a family with several children, vehicles and visitors without planning control over household routines or garden use. The proposed use differs through staff and professional movements, but it also introduces professional management, continuous supervision, quiet hours, appointment-based visiting and enforceable controls.

- A maximum of four children and no public or day-care function.
- Indoor staff handovers and staggered shift changes.
- No amplified music outdoors and supervised garden activity.
- No external congregation, prolonged waiting or vehicle idling.
- Prompt response, incident logging and neighbour-liaison procedures.
- No new windows, terraces or balconies and therefore no additional physical overlooking.

Ordinary domestic sounds may arise, including conversation, television, meal preparation, doors and supervised garden use. The limited occupancy and continuous staff presence provide a robust basis for managing behaviour and responding promptly if disturbance occurs.

5.5 Highways, parking and sustainable travel

The children would not generate private-car ownership. Vehicle movements would arise principally from staff shifts, education transport, healthcare appointments, scheduled professional visits, approved family contact and ordinary domestic deliveries. These movements would be planned and dispersed rather than concentrated into a large commercial peak.

- Retain two on-site parking spaces for essential operational demand.
- Stagger staff arrivals and departures and minimise shift overlap.
- Encourage bus, rail, cycling, car sharing and EV use.
- Require appointment-only visits and give advance parking instructions.
- Prohibit obstruction of accesses, footway parking, idling and unsafe stopping.
- Retain the existing vehicular access, with no coach or routine minibus parking.

5.6 Design and character

No external elevation changes are proposed. The development preserves the building line, roof form, materials, openings, garden and plot pattern. The building would continue to read as a dwellinghouse in the street scene. Internal fire, safeguarding and management measures would not materially affect external character.

5.7 Standard of accommodation

The proposed layout provides a suitable balance of private and communal space. Every child would have a single en-suite room, storage and study/personal space, together with access to the living room, kitchen/dining area and garden. Staff office and rest functions are separately provided. The four-person cap and single occupancy prevent overcrowding.

5.8 Fire safety and safeguarding

The drawings identify protected circulation, fire-resisting doors and construction, smoke and heat detection, emergency lighting, extinguishers and fire-blanket provision. Detailed compliance would be addressed through Building Regulations, fire-risk assessment, applicable fire-safety legislation and Ofsted registration. Planning conditions should control land-use effects without requiring public disclosure of confidential personal information about children.

5.9 Refuse, recycling and servicing

Dedicated storage is shown on PL-06. Waste would be broadly comparable to a larger family household and stored securely, presented only on collection days and returned promptly. The use would not ordinarily generate industrial or intensive trade waste. Any specialist collection requirement would be managed separately.

5.10 Overall planning balance

The principal adverse consideration is the loss of one C3 dwelling. Against that are four specialist placements, continued residential occupation, a sustainable urban location, no external enlargement, high-quality internal provision, two parking spaces, four cycle spaces, EV charging, continuous supervision and condition-ready operational controls. The public and social benefits are substantial, while identified impacts are limited and capable of mitigation.

6. Policy Compliance Table

Policy	Requirement	Application evidence / response
DMH1	Safeguard existing housing.	Loss of one C3 dwelling acknowledged. The property remains residential and delivers four regulated care placements; specialist public benefits weigh strongly in the balance.
DMH8	Need, suitable care accommodation, accessibility, amenity and cumulative effects.	Four-child domestic home; needs evidence; individual en-suite rooms; access to services; continuous supervision; parking and management controls.
DMHB11	High-quality design and protection of amenity.	No elevation alterations; domestic appearance; occupancy cap; quiet hours; garden, visitor, complaint and neighbour-liaison controls.
DMT1	Manage transport demand and encourage sustainable travel.	Bus/rail accessibility, four cycle spaces, EV charging, appointment visits and staggered shifts.
DMT2	Avoid unacceptable highway impacts.	Existing access retained; no coaches or public reception; controlled arrivals and no intensive servicing.
DMT6	Appropriate parking provision and management.	Two off-street spaces, parking hierarchy, visitor code and sustainable travel measures.
London Plan GG4 / H12	Meet diverse needs through supported and specialised accommodation.	Four specialist placements within an inclusive established residential community.
London Plan D6 / D14	Quality accommodation and noise mitigation.	Private en-suite rooms, communal areas and garden; continuous supervision and noise-management controls.
London Plan T4 / T5 / T6	Assess transport, promote cycling and manage parking.	Limited trip profile, four secure cycle spaces, two parking spaces, EV infrastructure and travel controls.
NPPF	Sustainable development, inclusive places, efficient use and amenity.	Reuse of an existing urban building; social infrastructure; no enlargement; high-quality accommodation and mitigation.
Children Act 1989 s.22G	Context of sufficient accommodation for looked-after children.	Four potential regulated placements contribute to placement choice and carry material public benefit.

7. Planning Conditions

The following wording is offered to define the permission and provide certainty. Final wording remains a matter for the Local Planning Authority.

1. Maximum occupancy

The premises shall be used as a children's residential care home within Use Class C2 and shall accommodate no more than four children at any one time.

Reason: To define the permitted use, prevent unacceptable intensification and safeguard neighbouring amenity.

2. Operational Management Plan

The development shall operate at all times in accordance with the approved Operational Management Plan, including provisions for staffing, shift handovers, visitors, garden use, quiet hours, deliveries, parking, complaints and neighbour liaison. No material amendment to those provisions shall be made without prior written approval of the Local Planning Authority.

Reason: To ensure compatibility with the residential area and safeguard amenity and highway conditions.

3. Cycle storage

Before first occupation, the four secure cycle-storage spaces shown on Drawing PL-06 shall be provided and made available. They shall thereafter be retained and maintained.

Reason: To encourage sustainable travel.

4. Refuse and recycling

Before first occupation, the refuse and recycling storage shown on Drawing PL-06 shall be provided and thereafter retained for the authorised use.

Reason: To safeguard visual and residential amenity and ensure satisfactory waste management.

5. Parking provision

The two off-street parking spaces shown on Drawing PL-06 shall be available before first occupation and thereafter retained for vehicles associated with the authorised use; they shall not be used for permanent storage.

Reason: To secure appropriate parking and protect highway safety and amenity.

6. Staff and visitor parking code

Before first occupation, a Staff and Visitor Travel and Parking Code shall be submitted to and approved in writing. It shall address appointment-only visits, staggered shifts, prioritisation of on-site parking, access protection, footway parking, idling, public transport, cycling, car sharing and complaints. The approved code shall thereafter be implemented.

Reason: To manage travel demand and prevent unacceptable parking or highway impacts.

7. Electric-vehicle charging

Before first occupation, the active charging point and passive infrastructure shown on PL-06 shall be installed and the active point made operational. The infrastructure shall thereafter be retained and maintained.

Reason: To support lower-emission transport.

8. External alterations

No external plant, lighting, security structure or signage associated with the authorised use shall be installed without prior written approval, except for works otherwise permitted by law.

Reason: To preserve domestic appearance and local character.

9. External lighting

Any new external lighting shall be low-level and directional and shall prevent glare or light spill towards neighbouring windows; details shall be approved before installation.

Reason: To safeguard neighbouring amenity.

10. Garden management

The rear garden shall be used only as private amenity space ancillary to the care home and shall not host organised group activities involving persons other than residents, staff or approved visitors. Its use shall accord with the approved Operational Management Plan.

Reason: To prevent unacceptable noise and disturbance.

8. Conclusion

The application seeks permission to change 5 Barnhill Lane from a C3 dwellinghouse to a small C2 children's residential care home for no more than four children. It represents a suitable and sustainable reuse of an existing residential property.

- Four specialist residential-care placements within an Ofsted-regulated framework.
- Four single en-suite bedrooms with communal living, dining and garden space.
- Dedicated staff office and rest accommodation.
- No external elevation changes and retention of domestic character.
- Two off-street parking spaces, active/passive EV charging and four secure cycle spaces.
- Dedicated refuse storage and detailed operational controls.

The loss of one C3 dwelling under Policy DMH1 is acknowledged. However, the property would remain in residential occupation and provide a home for four children requiring specialist care. That limited housing-stock effect is outweighed by the substantial public benefits of regulated residential-care capacity, improved placement choice, community integration and support for the statutory context concerning sufficient accommodation for looked-after children.

The occupancy cap, continuous supervision, appointment-based visits, controlled garden use, staggered handovers and parking measures provide a robust and enforceable framework for protecting neighbours and the highway network. The proposal preserves the visual character of Barnhill Lane and would not cause unacceptable harm in relation to design, noise, privacy, traffic, parking, servicing or sustainable transport.

The development accords with the relevant objectives of the NPPF, London Plan Policies GG4, H12, D6, D14, T4, T5 and T6, and Hillingdon Local Plan Policies DMH1, DMH8, DMHB11, DMT1, DMT2 and DMT6. Planning permission should therefore be granted, subject to proportionate conditions securing the occupancy limit and approved operational controls.