



V - Design

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## Planning Statement

**Proposal:** Change of Use from C3 Dwellinghouse to C2 Children's Residential Care Home (up to 4 children)

**Site Address:** 9 St Anselms Road, Hayes UB3 1SB

**London Borough of Hillingdon**

**Date:** 13-01-2026

### **1. Introduction**

This Planning Statement supports the full planning application for the proposed change of use of **9 St Anselms Road, Hayes** from a **C3 dwellinghouse** to a **C2 children's residential care home** for **up to four young people** aged up to 17 years old, operated with **24/7 staffing supervision** and regulated by **Ofsted**.

The purpose of this Statement is to:

- Demonstrate compliance with **national, regional and local planning policy**;
- Explain how the proposal meets the planning tests for specialist residential care accommodation;
- Confirm how potential impacts on **neighbour amenity, parking, and highway safety** are controlled; and
- Set out the **planning balance** in support of approval.

This statement should be read in conjunction with the following supporting documents submitted with the application:

- **Operational Management Plan (OMP)** (condition-ready)
- **Transport Assessment & Highways Impact Report**
- **Local Needs Assessment Report** (Hillingdon need for C2 placements)
- Existing and proposed drawings, including:
  - Location/Block Plan

- Proposed Site Plan (parking, cycle storage, EV point, landscaping)
- Existing floor plans / elevations (and any proposed internal arrangement plans where required)

## 2. Site and Surrounding Area

### 2.1 Site description

The application site comprises a residential dwelling within a suburban residential area of Hayes. The dwelling includes internal living accommodation over multiple floors and a rear garden.

The submitted drawings confirm:

- A **rear garden** with a shed and hardstanding areas.
- A **front forecourt** capable of accommodating **1 car parking space**, with **4 cycle storage spaces** and an **EV charging point** proposed.
- Soft landscaping retained/introduced within the forecourt area.

### 2.2 Surrounding area

The surrounding area is predominantly residential in character. The proposal is for a small, domestic-scale use which retains the external appearance of a dwelling and does not introduce an institutional form of development.

### 2.3 Accessibility

The location benefits from access to local services and public transport. The submitted site plan notes **PTAL Zone 4 (Good)**, which supports a managed approach to travel demand and reduced reliance on private car use.

## 3. Planning History

The current lawful use of the property is **C3 dwellinghouse**.

Any previous planning history relevant to the site can be summarised here if required; however, this application is supported by a full suite of technical and management documents to demonstrate that the change of use can operate acceptably in planning terms.

## 4. The Proposal

The application seeks permission to change the use of the property to a children's residential care home (C2) with the following characteristics:

ELEMENT	DETAIL
<b>NUMBER OF CHILDREN</b>	Maximum of 4
<b>AGE RANGE</b>	Up to 17 years old
<b>STAFFING LEVELS (DAY)</b>	Typically 2-3 staff on duty (needs-led)
<b>STAFFING LEVELS (NIGHT)</b>	Typically 2 staff (e.g., waking + sleep-in/on-call)
<b>MANAGER</b>	During weekday working hours (typical)
<b>ATTENDANCE</b>	
<b>VISITOR NUMBERS</b>	Scheduled/pre-booked only (professionals/family as permitted by care plans)
<b>PARKING PROVISION</b>	1 on-site space, managed allocation (OMP)
<b>CYCLE PROVISION</b>	4 secure cycle storage spaces
<b>EV PROVISION</b>	EV charging point within the site
<b>OUTDOOR USE</b>	Controlled and supervised; restricted hours via OMP

All operations will be governed by a detailed **Operational Management Plan** and regulated by Ofsted, ensuring a safe, controlled and compliant care environment.

## 5. Planning Policy Context

### 5.1 National Planning Policy (NPPF)

The National Planning Policy Framework supports development that:

- delivers sustainable development and social infrastructure where needed;
- promotes healthy and safe communities;
- ensures development creates a good standard of amenity for existing and future occupiers; and
- supports effective use of land and buildings where appropriate.

The proposal is a small-scale, managed community facility that provides essential supported accommodation and is capable of operating without unacceptable impacts through conditions and a secured OMP.

### 5.2 The London Plan

The London Plan supports the delivery of specialist and supported accommodation and requires impacts to be appropriately assessed and mitigated. Key relevant policies include:

- **Policy H12 – Supported and Specialised Accommodation** (support for specialist residential provision where need is evidenced)
- **Policy GG4 – Delivering the Homes Londoners Need** (inclusive communities with diverse accommodation types)
- **Policy T4 – Assessing and mitigating transport impacts**
- **Policy T5 – Cycling** (cycle storage provision)
- **Policy T6 / T6.1 – Car parking** (appropriate parking levels, particularly in accessible locations)
- **Policy D6 – Housing quality and standards** (good living environment and amenity considerations)

### 5.3 Hillingdon Local Plan (Part 2) – Key policies

The development is assessed against the relevant Hillingdon Local Plan policies, including:

#### **Care / specialist accommodation:**

- **DMH8 – Care Homes / Specialist Accommodation:** supports proposals where there is a demonstrated need, an appropriate location, and no unacceptable impacts (including over-concentration and amenity).

#### **Housing retention:**

- **DMH1 – Safeguarding Existing Housing:** seeks to protect housing stock. As the proposal involves C3 → C2, this is acknowledged and addressed in the planning balance by the substantial public benefit of meeting an identified need for children's residential care placements.

#### **Amenity and design impacts:**

- **DMHB11 – Design and Access / Residential Amenity** (including impacts such as noise, disturbance, privacy and general compatibility with residential surroundings).

#### **Transport and parking:**

- **DMT1 – Managing Transport Impacts**
- **DMT2 – Highway Impacts / Safety**
- **DMT6 – Vehicle Parking**

The accompanying Transport Assessment and the secured OMP demonstrate that the development is acceptable under the DMT policies.

## 6. Evidence of Local Need (C2)

A **Local Needs Assessment Report** accompanies the application and provides the evidence base for C2 provision need within Hillingdon (including pressures on local placement sufficiency and the importance of enabling children to remain close to education, health services and support networks).

The proposed home will contribute **4 small-scale, domestic placements**, consistent with modern care models and Ofsted-regulated standards, and will help reduce reliance on out-of-borough placements.

## 7. Transport, Highways and Parking

A **Transport Assessment & Highways Impact Report** accompanies the application. Key points include:

### Parking provision and management

- **1 on-site car parking space** is provided within the forecourt.
- The on-site space is prioritised through the OMP (typically for night staff and/or essential pre-booked professional visits where necessary).
- Visitor access is controlled by appointment-only scheduling to prevent clustering.

### Trip generation (managed and low intensity)

Children do not drive, and vehicle movements are primarily associated with staff shift changes and scheduled professional visits. Movements are controlled through:

- staggered staff handovers;
- pre-booked visitors only;
- delivery/refuse controls (domestic scale, reasonable hours).

### Sustainable travel measures

- **4 cycle spaces** are provided.
- PTAL accessibility supports reduced reliance on private car trips.
- Staff receive travel guidance and are encouraged to use sustainable modes where practicable.

**Conclusion:** There are no transport or highways grounds for refusal, and the proposal accords with **DMT1, DMT2 and DMT6** when operated in accordance with the secured OMP and the submitted transport strategy.

## 8. Operational Management and Residential Amenity

A detailed **Operational Management Plan (OMP)** accompanies the submission and provides enforceable controls to protect neighbour amenity and ensure the use remains compatible within a residential street. Measures include:

- **24/7 staffing supervision**
- **Quiet hours** (night-time controls)
- **Supervised garden use** with restricted hours
- **Visitor management** (pre-booked, time-limited, non-overlapping where practicable)
- **Staff conduct and shift change controls** (indoors handovers, no congregation, no idling)
- **Neighbour liaison and complaints procedure** with response targets and formal logging
- **Safeguarding/security** arrangements appropriate for a children's home (Ofsted standards)

## 9. Community Engagement

The applicant is willing to undertake proportionate engagement with local residents, including:

- a neighbour information note prior to operation;
- provision of a dedicated contact number/email for community liaison; and
- a documented complaints process with clear escalation and management review.

This approach provides transparency and reassurance, while remaining compliant with safeguarding requirements.

## 10. Planning Balance and Public Benefits

IMPACT AREA	ASSESSMENT
<b>LOSS OF C3 DWELLING</b>	Acknowledged; however, the loss of one dwelling is outweighed by the strong social infrastructure benefit of C2 provision meeting an identified need
<b>LOCAL NEED</b>	Significant public benefit in delivering 4 regulated placements within the Borough
<b>HIGHWAY SAFETY</b>	Neutral/acceptable impact with controlled trip generation and managed operations
<b>PARKING</b>	Managed demand through OMP, visitor scheduling and sustainable travel measures
<b>NEIGHBOUR AMENITY</b>	Controlled through OMP (quiet hours, supervised outdoor use, no congregation, complaints procedure)
<b>OVERALL PUBLIC BENEFIT</b>	Strong: improved local care provision, reduced reliance on distant placements, better stability outcomes

## 11. Conclusion

The proposed change of use from **C3 dwellinghouse to C2 children's residential care home (up to 4 children)** at **9 St Anselms Road, Hayes**:

- is supported in principle by the NPPF, the London Plan (including H12), and Hillingdon Local Plan policy direction for specialist accommodation, subject to managed impacts;
- is accompanied by robust, condition-ready supporting documents (OMP, Transport Assessment, Local Needs Assessment, and noise mitigation where required); and
- provides significant public benefits which, in planning balance, justify the change of use and support approval.

**Accordingly, planning permission should be granted**, subject to conditions securing:

- maximum occupancy (4 children);
- implementation of the OMP;
- retention of cycle parking and EV provision; and
- any agreed noise/amenity mitigation measures.