

Design and access statement for 158 Park Lane, Hayes UB4 8AG

Proposal:

Certificate of lawful development from C4 small HMO to C3(b) supported living for children between the ages from 8 to 18 years old

Proposed use of property:

Property will be used as a c3(b) supported living for up to a maximum of 4 children

Children age range would be 8-18 years;

Property would always (24/7) be supervised by staff;

During day shift (07:00-22:00), there would be a maximum of 4 staff;

During night shift (22:00-07:00), there would be a maximum of 2 staff;

There would be an office room (which can be used as sleeping room at night) available for staff, and the night shift staff would rotate the usage of the sleeping room to allow the supervision of the property through the night;

Children would be educated away from home and transported to/from their schools by car, approved taxi, public transport or on foot with a member of staff acting as a chaperone if needed; and

In the event of a child with very special needs, the local authority would transport the child to/from their school using their own vehicle

Planning policies:

On 6th April 2010, the Government brought in legislation introducing a new Use Class, C4, for small houses in multiple occupation (HMOs) occupied as their main residence by between 3 and 6 unrelated persons. Where a property is occupied by a single person or a family, and in certain other circumstances, it will generally still fall within Use Class C3.

Use Class	Definition
C3	Dwellinghouse
C3(a)	Use by a single person or family and in limited other circumstances (as defined in Housing Act above and related legislation)
C3 (b)	Up to 6 people living together as single household and receiving care
C3 (c)	Up to 6 people living together as single household that don't fall into C4 (e.g. small religious community, home owner + up to two lodgers)
C4 Small HMO	Shared house occupied by 3 – 6 unrelated individuals sharing basic amenities
<i>Sui generis</i> i.e. a class of its own	Large HMO (more than 6 unrelated people living together)

The proposed application would seek to have a change of use from C4(small hmo) to C3(b) supported living for a maximum of 4 people living together and receiving care as a single household.

Minimum changes will be required

- Ground floor will be re configured to accommodate a office for staff and a care manager.
- The rear of the ground floor will be changed to provide a open plan kitchen /Dinner lounge and a rear sensory room with bathroom
- All first and second floors will remain as unchanged