

PLANNING STATEMENT – DEVELOPMENT JUSTIFICATION

15 Brambles Farm Drive, Uxbridge, UB10 0DY

Change of use from Class C3 single family dwelling house to Class C2 (Residential Institution).

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Site Address:

15 Brambles Farm Drive, Uxbridge, UB10 0DY

Proposal Description:

Change of use from Class C3 single family dwelling house to Class C2 (Residential Institution).

The Site Context:

This statement has been written in support of a Change of use from Class C3 single family dwelling house to Class C2 (Residential Institution) home at 15 Brambles Farm Drive, Uxbridge, UB10 0DY.

The application site is a mid terraced building – Class C3. The property fronts onto a private footpath, it has front and rear access. The area is characterized by two storey terraced residential properties. The existing property is not listed. The site is not located within a conservation area. The accommodation comprises of the following:

Ground Floor – Entrance Hall, Lounge / Reception, Kitchen and Dining Area & Shower / WC.

First Floor – 3 Bedrooms and Bathroom / WC

The Site area is approx. 140 Sqm.

The premises provide off street car parking for 1 Car, there is also ample space for on street parking along Brambles Farm Drive. To the rear of the property is a garden for the use of Residents. The property is close to shops, local amenities and is served by good transport links. The proposal is sustainable and appropriate in the overall context of the area. It will contribute positively towards the overall betterment of the area in general and the site in particular.

Proposal:

Planning permission is sought for the Change of use from C3 (Residential Dwelling) to C2 (Residential Institution) to create a residential care home for occupants aged between 7 to 18 years of age.

C2 - Dwelling house will be occupied by not more than 2 residents receiving personal care in need of such care, together with their support workers. Residents will have individual accommodation together with high level of support and thus fulfilling all activities of daily living. The premises would be solely used to give persons with learning disability a normal life.

The age group and health issues for residents will be:

- Caring for persons from 7 years to 18 years of age
- Learning Disability

In Valuing People (2001) a 'learning disability' is described as a:

- Significantly reduced ability to understand new or complex information, to learn new skills
- Reduced ability to cope independently which starts before adulthood with lasting effects on development. (Department of Health. Valuing People: A New Strategy for Learning Disability for the 21st Century. 2001).

We believe the application site is identified as being in an area of no notation on the Proposals Map retained as part of the saved London Borough of Hillingdon District Local Plan policies, where no specific proposals or area-based policies apply.

Need:

The home aims at working closely with all the relevant departments with learning disabilities, including the placement team at London Borough of Hillingdon and other Local Authorities to ensure the residents using the provision will have a positive experience and outcome.

The people who come into C2 (Residential Institution) would have a variety of needs, primarily for stability and structure. The length of stay would vary in accordance with a defined care plan and could be short term or long term as required.

We are aware that the property is a mid terraced and consequently all Residents will be assessed on their suitability for community living. Equally an individualised care and service plan formulated on their specific needs that will define their goals with outcomes. This is important because all Residents have very special needs and to ensure they gain maximum benefit from 15 Brambles Farm Drive, Uxbridge, UB10 0DY and the support team, it's vitally important that they too can contribute positively to all aspects of daily living with some Residents being employed or volunteering for appropriate roles.

However, no resident would be left to "drift" in care but would be working towards clear aims and objectives which could include returning home, moving on to a long-term placement and independent living as required.

There may be occasional visits by social workers, and other professionals; these would be by appointment and not a matter of day-to-day routine. The premises provide on and off street parking space to the front, and so, the parking requirement should not be out of character or have detrimental impact on neighbouring amenity.

Planning History:

No Planning history

Fact / Material Considerations:

1. Site plan and annotated plans - As Submitted. The existing Bedroom 3 on the first floor will be used as a Staff room.
2. There would be a named Manager with experience in managing Supportive Housing and supporting those with Autism and or Learning Difficulties. The role of Registered Manager is not residential.

3. Support Staff would be allocated specifically for named Residents. All staff are allocated rotas and do not live on site. The new management are aware of the necessity of consistency and continuity of service for Residents with a Learning Disability or Autism.
4. Support staff will be trained recognising the minimum Induction and Refresher requirements of Skills for Care.
5. 24 hour on site awake presence will be provided by Support Worker(s)
6. The premises have the look and character of a dwelling and gives rise to no greater level of disturbance than may be regarded as reasonable during conventional family living.
7. The purpose and the level of care will be akin to the normal day to day care, which is, establishing a normal home life through structures, routines, health appointments and leisure activities.
8. The surrounding area is mainly characterised by single family dwellings. The premises in question provides for sufficient parking and outdoor space.
9. The occupancy of the proposed use will be no more than that which would be expected from a normal family dwelling. We note that in the event there should be a live in Supported living Carer for one of the Residents then the number of persons living within the property will remain at 3.
10. The premises provide a rear garden for outdoor activities.
11. Communication aids or independent interpreters would be provided for communication needs, for those arising from a learning disability, sight or hearing problems or language difficulties.
12. In all settings, the physical environment in which autistic children / adults are assessed, supported and cared for, including any factors that may trigger behaviour that challenges. If necessary adjustments would be made or equally, we may install assisted living devices to support independence and or to provide additional safety.
13. Installation of Fire Alarm Systems and processes including Fire Blankets and Extinguishers will be provided. The new management will work closely with the Fire Service and Building Control.
14. The subject premises have the look and character of a conventional residential dwelling, and the proposed use gives rise to no greater level of disturbance or amenity effects than could be generated by a C3 use. Accordingly, no material change will occur.
15. The premises will provide conditions of a normal home environment which fits with our Ethos of a Home for Life.

Control & Regulations:

The NICE guideline [NG93] March 2018 recommends ways of designing and delivering services that aim to:

- Help people to have a good quality of life
- Support people to have good physical and mental health and emotional wellbeing
- Maximise people's choice and control
- Promote person-centred care and support
- Help people take an active part in all aspects of daily life that they choose, based both on what they can do and what they want to do
- Respect people's cultural, religious and sexual identity
- Identify when adults are at risk of developing behaviour that challenges, so that support can be offered as early as possible
- Promote continuity of relationships
- Take a 'whole life' approach

The Local Planning Authority is obliged to assess applications for planning permission. This does not over-ride or inhibits any Registration Authority (i.e. CQC) and any other authority involved in the provision of, and commissioning of, residential care within a home.

Housing & Safeguarding:

The Council has to have regard to the elimination of unlawful discrimination and harassment and the promotion of equality under the Equality Act 2010 and related statutes. Vulnerable children / adults are to be appropriately accommodated and included in their communities.

The proposal is in tune with London Borough of Hillingdon Council's commitment through a range of measures based on the Council's core areas of:

- Fairness for all
- Growth and sustainability
- Strong communities

The proposed occupancy of the premises by 2 people at any given time is not more than would be expected by a family who reside at this 3 bedroom property, although services will be linked with social services. This is not considered to be different in planning terms to visitors to a normal house.

Each resident at 15 Brambles Farm Drive, Uxbridge, UB10 0DY, will have their own bedroom, totalling a maximum of two residents. Any resident will not under any circumstances share bedrooms with other residents or staff or the opposite gender.

15 Brambles Farm Drive, Uxbridge, UB10 0DY, house provides sufficient space and facilities for residents to pursue their hobbies at the home, to the same extent that would likely be available to people living within the same locality with their families, including sufficient and secure storage for the safekeeping of materials.

15 Brambles Farm Drive, Uxbridge, UB10 0DY, house would be encouraged and supported to engage in community-based activities within the locality of the home.

This would include helping, whenever possible, to make friends outside, as well as inside the home and appropriate friends would be welcome to visit.

Each resident will be supported and helped where necessary to take part in the group living aspects of the home, thereby reducing isolation. Staff will engage in leisure and other activities, alongside children or young people, whenever it is appropriate to do so.

Introducing our Staff:

15 Brambles Farm Drive, Uxbridge, UB10 0DY, will have a named team of trained and experienced staff managed by named Manager. All staff will attend Induction Program with emphasis on Autism and Learning Difficulties. We also observe the mandatory Oliver McGowan Training in Autism and Learning Difficulties.

The Manager and the Support Team at 15 Brambles Farm Drive, Uxbridge, UB10 0DY, will also be overseen by the Registered Manager. The aim of the team reflects philosophy of quality care focused on the individual. The team within the unit is to support each person with all appointments including health, education, professional and personal such as registration with local doctors, dentists, opticians and interviews.

Parking:

There may be occasional visits by social workers and other professionals; these would be by appointment and not a matter of day-to-day routine. The premises provide parking space to the front, and so, the parking requirement should not be out of character or have detrimental impact on neighbouring amenity.

Existing Spaces -	1
Proposed Spaces -	0

Total -	1
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Equality:

In assessing and agreeing the particular support needs for each resident, account is taken of the resident's gender, religion, ethnicity, culture, language and sexual orientation.

Residents are to be appropriately accommodated and included in their communities. That every person will have the same opportunities and life chances no matter in what part of the borough they are born or currently resides in.

Conclusion:

A material change would only occur where the number of residents increases to a point where it can be said to intensify the use of the dwelling and thus materially change the character of the property. Permission is only sought for a maximum of 2 Residents together with their social care workers.

The subject premises are currently accommodating 3 bedrooms with other communal areas and it is reasonable to conclude that the proposed use as a supported house for 2 persons would be no more intense or materially different to its potential use as a more conventional 3 Bedroom dwelling.

We believe the application site is identified as being in an area of no notation on the Proposals Map retained as part of the Hillingdon Council Local Plan policies, where no specific proposals or area-based policies apply.

Based on the above, we believe that the proposal adheres to planning policy and is considered favourably by Hillingdon Council.

Images / Photos:



Figure 1: Satellite image



Figure 2: Front Elevation



Figure 3: Rear Elevation

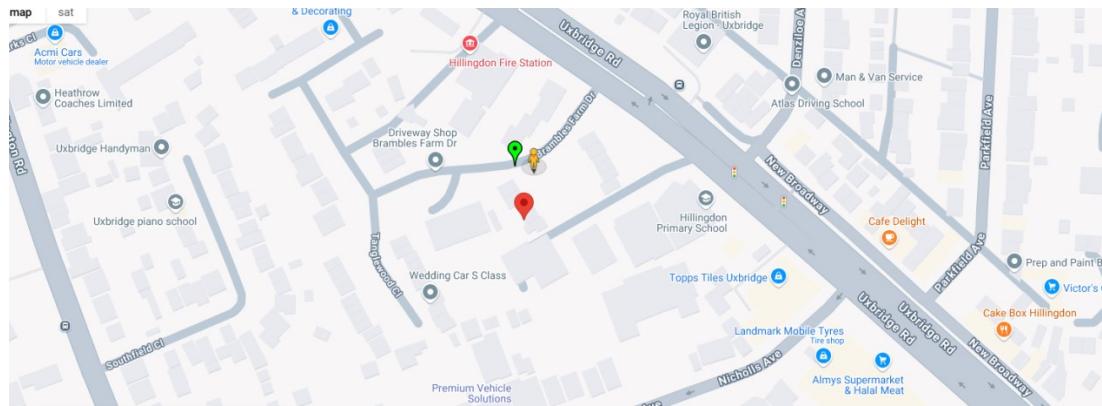


Figure 4: Map