

PLANNING STATEMENT

39 Great Central Avenue, Ruislip, HA4 6TT

Planning Reference: 79420/APP/2025/1295

Prepared By

The Gillett Macleod Partnership

15th July 2025

Background and Planning History

The existing premises consist of a one bedroom maisonette which has been converted into a three person House of Multiple Occupancy (HMO). This was granted a Lawful Use Certificate on the 7th May 2025, reference: 79420/APP/2025/1016.

Proposal

The proposal is to change the use from C4 (small HMO) to C2 (residential institution). The nature of the use proposed in a registered children's home and it is envisaged that there will be a maximum of 2 residents with 1 member of staff present at the premises at any one time, i.e. a shift pattern of 8 hours fulfilled by 3 members of staff in order to ensure that there is always 1 member of staff present. There will be no permanent members of staff living on site. This proposal meets the Government's guidance and advice regarding the provision of care in the community.

Being a small unit for children means that it would not have a major effect on the residential amenity of the surrounding houses. The age group of the residents will be between 16 and 17 years. Any one over the age of 17 must have a transition plan in place detailing steps they are working towards for their future and the maximum age of any resident will be 18 years.

Access

The premises are situated very close to the central line station of South Ruislip being approximately 250 meters from the station and a 3 minute walk and staff members will be encouraged to use public transport facilities rather than rely on the motor vehicle. However, there would be a maximum of 1 car parked in the highway with the potential of a maximum of 3 traffic movements within a 24 hour period. Residents of the home would not be car users. On balance this would represent, in my estimation, lesser car ownership and movement than currently exists with the current use.

Statement by iAspire – the Care Service Provider

Inserted below is the Statement of Purpose prepared by the applicant, iAspire, who have ten years' experience of providing this service through the Local Authority to provide for local complex needs for children:

"iAspire Care Services Ltd, established in 2016, provides supported living services for looked- after young people aged 16 and over. We collaborate with local authorities, county councils, and the HM Government Home Office, becoming the trusted provider for many local authorities. They rely on us to achieve positive outcomes for the young people in our care, confident that we will help them lead safe, happy, and successful lives.

Our accommodations at iAspire Care Services prioritises stability and safety, effectively shielding young people from harm. Young people feel connected rather than isolated, thanks to the supportive environment that fosters a sense of belonging. Our staff encourage positive relationships within the local community.

iAspire Care Services is acutely aware of the unique needs of young people aged 16 and 17, and we are committed to maintaining high-quality standards by providing consistent and safe support. This enables continuous access to local services, including education and healthcare, while facilitating the development of strong community connections. Our accommodation services promote positive self-esteem, combat stigma, and empower young people to feel confident in their opportunities.

iAspire Care Services also has a full business continuity plan that puts young people's interests at the center. The business continuity plan must

cover failure across all areas including staffing, buildings, emergency scenarios, and so on.

Our aim is to provide a high standard of support and accommodation for young people of any gender who are 'looked after' by local authorities and need a safe place to live while away from their families or primary caregivers. We primarily support those aged 16-17 years, but we also extend our services beyond the age of 17, ensuring that all placements are fully compliant. Any young person over the age of 17 must have a transition plan in place, detailing steps they are working towards for their future."

Prepared by Mr Jeffrey Gillett, R.I.B.A, The Gillett Macleod Partnership

16th July 2025