

# APPLICATION STATEMENT

Planning Statement for Proposed Change of use from C3 use to C2 Supported living for up to 6 adults

Site Address:

31 Frithwood Avenue, Hillingdon, Northwood, HA6 3LY



Client: Care Assist Ltd

## **Executive Summary:**

Care Assist Ltd will support tenants with Learning disabilities and a Dual Diagnosis providing support to resolve accommodation issues by supporting people with their daily living tasks, which will enable the individual to move-on into their own home.

Application property , will be home to a maximum of six individuals, regardless of gender, offering a holistic and person-centred approach to care.

Each resident will receive 24-hour support, with all individuals under Deprivation of Liberty Safeguards (DoLS) to ensure their safety and well-being. Staffing at the property will be available around the clock, with day and night shifts divided between our trained professionals. Importantly, there will be no staff sleeping on-site, ensuring that care is always active and responsive to the needs of the individuals.

At Care Assist Ltd, we prioritise the individual needs and aspirations of every person we support. Our ethos is built on the belief that each person, regardless of their abilities or challenges, has the right to live a fulfilling life with dignity, respect, and independence.

We focus on empowering individuals to take ownership of their personal development, offering tailored support that aligns with their goals. Through collaborative care planning, therapeutic interventions, and community engagement, we aim to create a nurturing environment where individuals can thrive emotionally, socially, and intellectually.

The home will be a safe, inclusive, and supportive space where individuals can grow and develop in a manner that respects their autonomy while ensuring their needs are met. By providing 24-hour care, we ensure that each resident is supported at all times, creating a secure environment that reduces anxiety and promotes emotional stability. Our holistic approach considers every aspect of an individual's well-being—from mental and physical health to social and emotional growth ensuring comprehensive support that enhances the overall quality of life.

By offering this specialised service, Care Assist Ltd seeks to not only meet the immediate care needs of individuals but also to equip them with the skills and confidence to live fulfilling lives within the broader community. We are committed to maintaining the highest standards of care, working in partnership with families, healthcare providers, and regulatory bodies to ensure the well-being and safety of those in our care.

Through the planning and development process of application property, we aim to create a positive and lasting impact on the lives of young individuals with complex needs, fostering an environment of respect, growth, and empowerment.

Care Assist Ltd is committed to providing high-quality, individualized care, ensuring that each resident receives the appropriate level of support based on their specific needs. The home will be staffed 24 hours a day with a team of well-trained and experienced care professionals. Staffing ratios will be tailored to the needs of each individual, ensuring the right level of support, on 1:1 basis, depending on their care plan and assessed requirements.

To ensure continuity of care and effective service delivery, there will be no staff sleeping on-site. Instead, shifts will be divided between day and night teams, with staff actively present and engaged throughout their shift to meet the residents' needs at all times.

The team will have continuous support from head office, with management oversight available 7 days a week to ensure operational efficiency and address any arising needs. Additionally, an on-call manager will be available around the clock to provide guidance, advice, and assistance in case of emergencies. This management structure ensures that staff are supported in their roles, and any critical situations are addressed promptly and effectively.

Our goal is to maintain a high level of care and safety for the individuals we support, while fostering a nurturing and secure environment that promotes their personal growth and well-being.

**The need for this service:**

Addressing the needs of adults with learning difficulties in Hillingdon

**Overview**

This report highlights the current demand, future needs, and commissioning priorities for adults with learning difficulties in the London Borough of Hillingdon. It provides a framework for planning and developing services and housing solutions to support this demographic, ensuring alignment with the borough’s Market Position Statement (MPS) 2024-2027.

Care Assist Ltd are part of the West London Alliance and we priorities delivering good value services within the alliance.

Area	Market position statement priorities
Current Demand and Service P	<p>Population Trends: An increasing number of adults with learning difficulties require tailored care. Many individuals have complex needs, including co-occurring conditions such as mental health issues and physical disabilities.</p> <p>Existing Services: Current provisions include residential care, supported living schemes, and community care services. Supported living is the preferred model, offering independence with access to support.</p>
Key Needs and Future Prioritie	<p>Increasing Independence Expansion of independent living options such as supported living schemes to reduce minimal dependence on care facilities. Services should focus on skill development to enable self-reliance in areas such as budgeting, cooking, and community engagement.</p> <p>Community-Based Support Development of localized services to reduce reliance on out-of-borough placements. Services should facilitate access to education, employment, and social opportunities to enhance quality of life.</p> <p>Transition Services for Young Adults Improved planning for young people with learning difficulties transitioning from children's to adult services. Collaboration between children's and adult services is essential to provide continuity of care, such as housing and employment.</p> <p>Specialised Housing Modern, adaptable housing solutions for individuals with autism or complex needs. Properties should include features like quiet zones, sensory rooms, and accessible layouts to meet varying needs.</p> <p>Respite and Carer Support Expansion of respite services to support families and carers, preventing burnout and ensuring sustainability of care.</p>

Commissioning Intentions	<p>Supported Living Expansion Focus on increasing the capacity of supported living schemes, providing more flexible support models. Encourage the development of small-scale housing schemes that integrate</p> <p>Assistive Technology Integrate technology such as remote monitoring systems, communication aids to promote independence.</p> <p>Respite Services Create additional facilities for short-term respite care, giving families and carers providing continuity of care.</p>
Local Partnerships	Collaborate with housing developers and care providers to design innovative tailored to the needs of adults with learning difficulties.
Opportunities for Development	<p>The borough encourages investment in the following areas:</p> <p>Supported Living Properties: Increase local capacity with modern, adaptable Employment and Education Programs: Integrate work and learning opportunities Community Engagement Initiatives: Develop programs that foster independent connections.</p>
Conclusion and Recommendations	<p>To meet the needs of adults with learning difficulties in Hillingdon:</p> <ol style="list-style-type: none"> <li>1. Expand local supported living options.</li> <li>2. Develop specialized housing with sensory and assistive features.</li> <li>3. Enhance services for young people transitioning to adulthood.</li> <li>4. Invest in respite care to support families and carers.</li> </ol> <p>These measures will ensure that the borough provides inclusive, person-centred with the MPS priorities and improve quality of life for individuals with learning</p>
Other Care Homes Close to Frithwood Avenue	<p>The following care homes are located near Frithwood Avenue in Northwood</p> <ol style="list-style-type: none"> <li>1. Frithwood Nursing Home Services: Older people (65+), physical disabilities, and younger adults.</li> <li>2. Poplars Care Home Services: Learning disabilities and mental health support.</li> <li>3. The Eastbury Nursing Home Services: Adults over 40 with physical and mental health needs.</li> <li>4. Erskine Hall Care Home Services: Specialised mental health care.</li> <li>5. Northwood Nursing Home Services: Complex mental health care needs in a homely environment</li> </ol>

Care Assist Ltd recognises this pressing need and is committed to addressing these challenges by providing specialised services for adults. Our focus is on delivering a holistic, person-centred approach to care, ensuring that young people have access to the appropriate support systems they require during this critical phase of their lives. By offering individualised support, tailored staffing

ratios, and 24-hour care, we aim to provide continuity of care that promotes long-term stability and independence.

Submitted with this application are the following documents:

Management Plan

Method Statement

### **Class C2. Residential institutions**

Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)).

Use as a hospital or nursing home.

Use as a residential school, college or training centre.

The proposed use would be the same as a C3 dwellinghouse. Daily patterns of movement to and from the property would not be the same as a family home or small care home. (In fact, they will be considerably less in this instance). There would not be any greater number of trips to and from the building which might lead to traffic, parking, or other disturbance to amenity than one would expect in a normal family or small care home. Residential use has already been established on the site. It is considered that this use is acceptable and accords with the extant use of C3.

**Introduction:**

This statement has been prepared to support application for the change of use of the current C3 building in residential use to a C2 small, supported living home for up to 6 adults.

Therefore, their care will be structured around individual's needs such as assistance with personal care i.e. bathing, personal hygiene, help with cooking meals or reminding them to take their medicines

**Site Description:**

31 Frithwood Avenue is a substantial detached building that sits on a sloping site on a prominent corner bounded by Canterbury Close to the west and Frithwood Avenue to the South. The existing house is set away from the front boundary by approximately 20m. The site benefits from access to the rear, off Canterbury Close for car parking and bin storage. To the front is an area of lawn with 2 parking spaces. The property was formerly used as a 12 room bed and breakfast (Use Class C1). In recent years the property received planning permission to the conversion to a C3 Dwelling House (8032/APP/2019/2401), but it was not implemented. The surrounding area is characterised by 2.5- storey residential dwellings set within generous grounds.

The site is located adjacent to the Northwood - Frithwood Conservation Area. The site is subject to a Tree Preservation Order (TPO) 49.

The location is considered sustainable. There is a good public transport service for those staff who do not drive.

There are 5 bedrooms on the first floor and second floor and two Living rooms, dining room and kitchen on the Ground floor and this will remain unchanged.

**Proposed use**

The proposal seeks full planning application for the Change of Use From a Dwellinghouse (C3) to Residential Care Home (C2).

A 24-hour care coverage is provided, including night and day shifts. The shifts comprise:

- Morning - four staff 7am- 2.30 pm
- Afternoon - four staff 2pm- 9.30pm
- Overnight - 1 X waking staff at night

Care Assist will include benefits (discounts on purchasing bikes) for staff if they cycle to work from a green environmental perspective. The driveway has a max capacity of 4 cars. Staff will be encouraged to car share and the company are looking at incentives to encourage this. Recruitment will be local only to minimise car journeys.

The internal layout will remain unchanged and very like a family home with bedrooms, bathroom, kitchen and lounge. There are no external alterations to the building proposed therefore no changes to the appearance of the property to indicate that it is different to what exists currently.

The property is a one-minute walk from bus stops. There are allocated parking spaces at the property. Proximity to public transport and adequate parking for staff will not impact on the available amount of accessible parking other users of the building and the surrounding public roadway. It is considered to be in a sustainable location.

In terms of the Care Standards Act 2000, the applicant have CQC Registration.

## **Planning Policy Framework**

NPPF Policies 2023

(All policies are in precise format where applicable)

Chapter 2 – Achieving sustainable development states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. There are 3 overarching objectives, which are independent and need to be pursued in mutually supportive ways, those being, economic, social and environmental.

Para 11 states that plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

The presumption in favour of sustainable development



Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

approving development proposals that accord with an up-to-date development plan without delay; or

where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Tailoring planning controls to local circumstances:

Paras 51 and 52 state:

Local planning authorities are encouraged to use Local Development Orders to set the planning framework for particular areas or categories of development where the impacts would be

acceptable, and in particular where this would promote economic, social or environmental gains for the area.

Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. These require the support of the local community through a referendum. Local planning authorities should take a proactive and positive approach to such proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination.

The NPPF in Chapter 5 paras 60 -67 – Delivering a sufficient supply of homes goes on to say:

To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

Paragraph 63 of the NPPF states that planning policies and decisions should: Within this context of establishing need, the size, type and tenure of housing needed for different groups in the

community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.

Paragraph 96 & 97 of the NPPF states that planning policies and decisions should:

Planning policies and decisions should aim to achieve healthy, inclusive and safe places

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

And in para 97:

plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

It is considered that the proposal accords with the NPPF.

## **Planning Policy**

Planning law requires that applications for planning permission be determined in accordance with the

development plan unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

The London Plan (2021)

The West London Waste Plan (2015)

The National Planning Policy Framework (NPPF) (2023), Planning Practice Guidance, as well as relevant supplementary planning documents and guidance are all material consideration in planning decisions.

The proposed development has been assessed against development plan policies and relevant material considerations.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Other Policies

DMH 8 Sheltered Housing and Care Homes

DMHB 1 Heritage Assets

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 15 Planning for Safer Places

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

LPP H12 (2021) Supported and specialised accommodation

Policy PG3 Place making requires all new development to be of high design quality and contribution to a strong sense of place. Relevant considerations to this proposal includes:

‘Reinforce or create a positive sense of place and local distinctiveness, with design that responds to site conditions and the local area context, including heritage assets and appropriate use of innovation in design.

Create safe environments that design out crime and make provision for people with disabilities through carefully considered site layouts, designing buildings and open spaces that promote positive social interaction and natural surveillance.

Provide attractive environments that encourage people to move around by cycling and walking.

Ensure that private external spaces, streets and public spaces are attractive, functional, inclusive and able to be managed for the long term.

Take opportunities to make sustainable design integral to development, such as green infrastructure, sustainable drainage and energy generating features.

Support the creation of sustainable neighbourhoods (Policy TP27).

Make best use of existing buildings and efficient use of land in support of the overall development strategy'

The proposal accords with Policy PG3. There is no change to the appearance of the extant dwelling, it will create a safe environment for people with disabilities and assist in the support of a sustainable neighbourhood.

Policy PG3 It states that residential care homes (Use Class C2) should not cause demonstrable harm to the residential amenity of occupiers of nearby properties by reason of noise and disturbance nuisance.

There is no reason for a noise or disturbance nuisance as these are not children but young adults. Noise can be emitted from any family home in a C3 class use which can disturb neighbours. There is no evidence to suggest that this will be the case here.

The property is extant and there are no proposals to change any elevations, the only additions will be in garage with a proposed bike and bin store.

The only changes are that of occupancy. The property meets Nationally Described Space Standards (NDSS).

It assists in creating a balanced and sustainable neighbourhood. It also serves to provide good accommodation for a section of the community that is often neglected and helps them integrate into society and the neighbourhood with guidance from their support team.

There will be no change to the occupation of the housing stock. The clients are still living in the house and it is still in residential use and not out of character with the area. It is a family housing use, and families vary in size and make up and they do not always comprise two parents and 2.4 children. These are young adults who will be looked after and supervised as in most family set ups.

The rear garden measures 291m<sup>2</sup>. It is not considered that there will be any adverse effects to the occupiers nor the neighbouring properties. There is still privacy and no overlooking, nor any adverse harm to sunlight, daylight or overshadowing and the outlook remains the same. The use is compatible and safety considerations, crime, fear of crime and anti-social behaviour and the weight that can be attributed to it depends on whether or not the evidence shows that the potential risk of crime is shown or expected to be high and the consequences for the community and individuals are serious. Whilst it is acknowledged that the incidents often cited by the local residents would cause upset, they are not altogether unusual occurrences in modern society. Some of the fear of issues often raised can be dealt with by the Management of the home.

It is not considered that the proposal will lead to any unacceptable adverse impact on the amenities of the neighbourhood. These supported living homes are far more rigorously regulated and monitored by CQC than any normal residential home. The occupants are supervised constantly, unlike a family home where the children or young adults can be left unsupervised for long periods of time.

The house and rear amenity space are secure and suitable for its proposed use

It is accessible to a very good public transport network and shops. It is not considered as 'losing a dwelling' which contributes to council's objectives, strategies or policies as this is still in residential use and providing a home for young adults requiring supported living.

There will be no reduction in pedestrian or highway safety, nor on public transport etc. No adverse impact on the street scene or local area. As this is a five-bed dwelling with ancillary accommodation there could reasonably be 4 vehicles parking at the property even in a C3 use.

The applicant has provided a travel plan and is encouraging local staff to use the public transport as well as car sharing.

the development would be expected to provide a standard of 1no. space per 2 staff members. There would only ever be 6 staff on site at any one time so on this basis there would only be a requirement for 3 spaces. During staff shift changes there would be 2 additional staff during the brief handover period, however there are good sustainable transport options, so this would not lead to highways safety or parking problems.

Provision will be made for secure cycle storage on site.

All of these factors mean that the development would not result in any adverse impacts on pedestrian or highway safety and it would be in accordance with relevant planning policies.

### **Existing**

The existing use is C3 residential dwelling.

### **Proposed**

It is considered that this is a C2 use class which provides for not more than 6 adults with varying needs such as autism, learning difficulties needs with support whilst living together as single household where care and support is provided.

A Management Statement has been provided with the application which sets out how the home will operate.

The standards of accommodation are appropriate and meet the required National Space Standards.

There are no external changes proposed and therefore no impact on the appearance or character of the area. The level of occupation and use of the property will not be significantly different to how it could be used as a dwellinghouse. The home will provide high quality carefully managed care for

its residents and as such it will not have an adverse impact on the neighbourhood or on parking and highways.

The proposal is located within the urban area in a highly accessible location with access to nearby public transport.

There would be nothing inherently commercial in the nature of the movements to and from the site, and the pattern of these movements would not be jarring with the residential nature of the area.

Moreover, not all of these movements will necessarily be carried out by a motor vehicle and any pedestrian movements to and from the site would be innocuous.

it will not lead to an unacceptable adverse impact on the amenity, character, appearance, parking, public and highway safety of the area, taking into account the cumulative effects of similar uses in the area. It is in keeping with the area.

Although the shifts may change with the needs of the business, given the scale of the care home, the associated movements are comparable to a large family home. It is not considered that the comings and goings of staff, as well as any visitors, would generate a level and character of noise typical of a residential area. It is not considered to be unacceptable..

### **The Property**

The submitted plans show the proposed layout of the property. There are no changes proposed to the layout of the property. There are no external alterations proposed.

### **Conclusion**

In light of the above, the character and appearance of the supported living home and its operation is similar to that of a large residential dwelling. It does not result in any harm to the character and appearance of the surrounding area and complies with with relevant policies.



These collectively, and amongst other matters examined above, require developments to be appropriate to their location and contribute to, or help reinforce, the sense of place and it is considered that this supported living accommodation will achieve this.

There are no physical features associated with the public facing elements of the site and host dwelling that present a non-residential character. Visually, the building appears as a large, extended, family home within a residential street.

In this way the building and its current use as a supported living home are not out of keeping. The parking areas to the front of the site are larger than is usually typical for a residential dwelling, the scale is not jarring or evocative of a more commercial use. Any parking associated with the site would be similar to parking associated with a large family or one with regular visitors.

The property will provide an exceptional standard of living close to all amenities for 6 adults in supported care.

It is considered that this proposal accords with all policy requirements and the small, supported living home is run by an excellent and well recognised company who have experience in the care system.

given the scale of the supported living and its provision for up to six adults, it is considered that the level or character of noise from residents would not be dissimilar to such a scenario which could happen without seeking planning permission.

It is considered that this proposal should be looked upon favourably and approval should be forthcoming.