

DESIGN AND ACCESS STATEMENT

Change of use from residential dwellinghouse (Use Class C3a) to a residential care home for up to 6 residents (Use Class C3b) (Application for a Certificate of Lawful Development for a Proposed Development)

At

232 Coldharbour Lane

Hayes

UB3 3HH

PREPARED BY
La Vaastu

The Site

The application site comprises a two storey, bay-fronted semi-detached property located on a prominent corner plot on the corner of Coldharbour Lane and Precinct Road.



Location Plan

The Proposal

The application change of use from residential dwellinghouse (Use Class C3a) to a residential care home for up to 6 residents (Use Class C3b) (Application for a Certificate of Lawful Development for a Proposed Development).

Broaden Horizon Ltd will provide care for clients with Learning disabilities and mental disorder.

Type of care provided includes preparing clients to live independently by enhancing life skills tasks such as cooking, budgeting, menu planning, CV writing, applying for jobs, studying, enrolling into online courses, managing repeat prescriptions, opening bank accounts and managing finances, etc.

There will be support staff present during the day time and wake-in staff at night, there will be no sleep in staff, dedicated cloak room and office space for staff.

All staff members live locally they will either cycle to work or use public transport. There will be occasional use of the company car with disable badge to assist transporting clients to out patient appointments. Site can easily accommodate 3 car parking spaces.



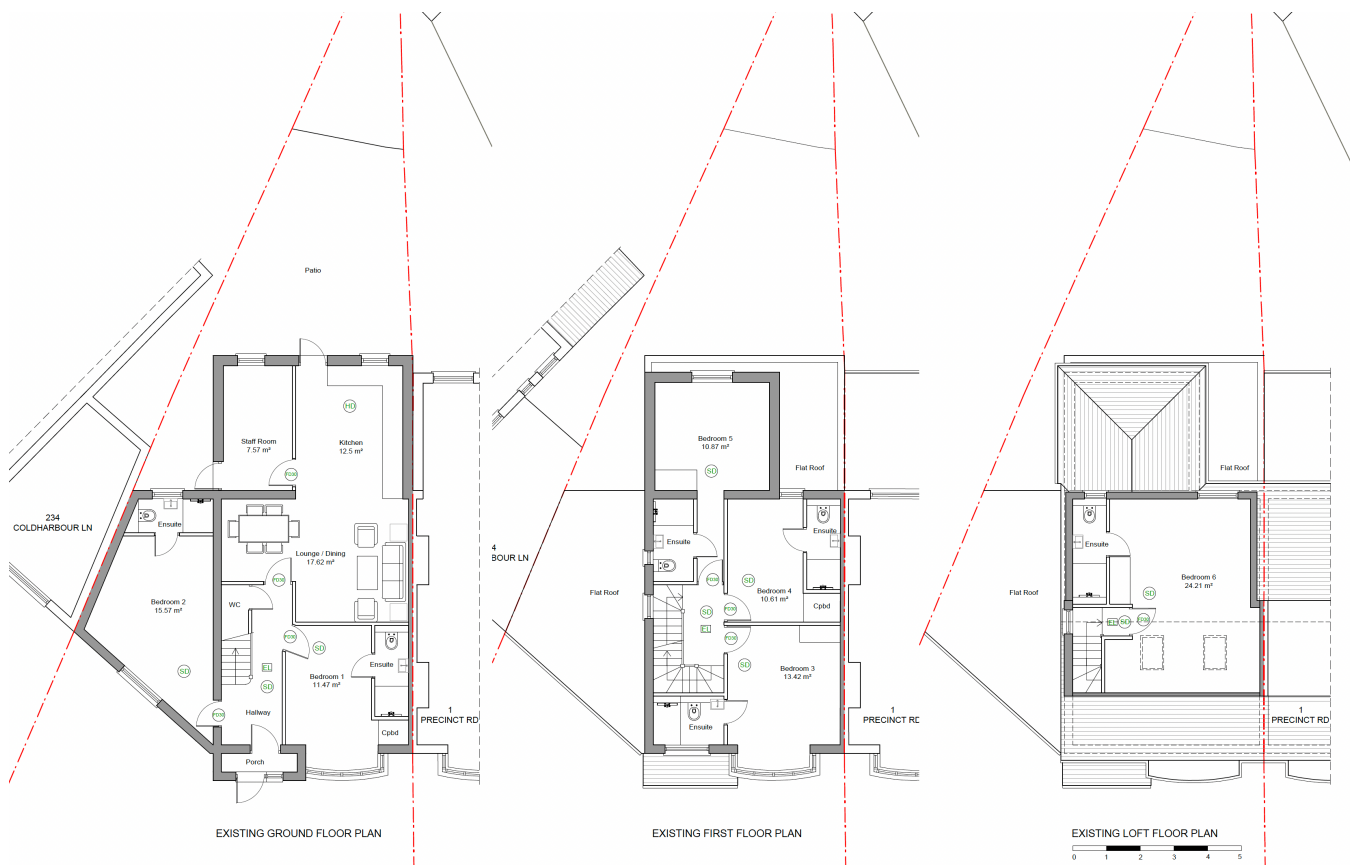
Site photo

Number of visitors:

Professional visitors visit twice a year and social visitors are given set visiting times should they wish to visit.

Dwelling house at 232 Coldharbour Lane would provide the following accommodation:

- Communal kitchen on ground floor level
- Communal living room on ground floor level
- Communal dining room on ground floor level
- WC & Staff room/office on ground floor level
- Bedroom 1 (11.47 m²) with en-suite bathroom on ground floor level
- Bedroom 2 (15.57 m²) with en-suite bathroom on ground floor level
- Bedroom 3 (13.42 m²) with ensuite shower room on first Floor level
- Bedroom 4 (10.61 m²) with en-suite shower room on first floor level
- Bedroom 5 (10.87 m²) with en-suite shower room on first floor level
- Bedroom 6 (17.9 m² above 1.8m ceiling height) with en-suite shower room on second floor level



Relevant Planning Policies

Appeal decision (APP/L5240/X/14/2216851) confirmed that there is no minimum or maximum level/frequency of care that should be provided to those needing care in order for a dwelling to fall within the remits of Use Class C3(b).

The appeal decision states:

"Paragraph 3B-979 of the Encyclopedia of Planning includes the following statements:

- "Class C3 is intended and apt to include small community care homes consisting of up to six people, "living together under arrangements for providing care and support within the community"";
- "the smaller the number of occupants, the more intimate, integrated and cohesive their occupancy is likely to be and the more apt, therefore, to describe it as a single household";
- "Where the household is one where care is provided for residents it remains in this class (provided the limitations are met) rather than class C2 (residential institutions)";
- "The Secretary of State does not accept that the distinction depends upon the extent of the care provided"; and
- "the High Court has confirmed that the Class does not require that the staff providing care for residents need themselves be resident (R. v Bromley LBC Exp. Sinclair 3 P.L.R. 60)".

Conclusion

The residents and their carers would together constitute a single household where the residents of the premises would be provided with care. The number of people forming the household will not exceed six. No staff will reside on-site. Thus, all of the requirements of Class C3(b) of the Use Classes Order would be satisfied.