
April 2020



Planning Policy, Design and Access Statement

**Proposed Change of Use of Dwellinghouse (C3) to Residential Care
Accommodation (C2) and boundary fence at 101 Reinwood Road, Quarmby,
Huddersfield, HD3 4DW**

On behalf of

Kas Care Ltd

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APPENDICES

Appendix 1 - Kas Care Ltd Management Supporting Statement

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1. Introduction

- 1.1 This Planning Policy Statement has been produced following instructions from Kas Care Ltd to support a change of use planning application from dwellinghouse (C3) to Residential Care Institution (C2) at 101 Reinwood Road, Quarmby, Huddersfield, HD3 4DW
- 1.2 It is proposed to change the use of the building from a 5-bedroom dwellinghouse (C3) to a 3-bedroom residential children's care home (C2) to provide a home for three children.
- 1.3 Section 2 of this Statement provides a site description, planning history, background to the applicant and the need for children's residential care in the community. Section 3 sets out details of the proposed change of use. Section 4 sets out the Planning Policy applicable to the proposals. Section 5 provides an assessment of the proposals against national and local policy and Section 6 provides concluding points.

The Application Submission

- 1.4 This planning application is submitted as Full Planning and is supported by the following suite of plans and documents:
 - Completed Application Forms;
 - Statutory Planning Application Fee;
 - Location Plan;
 - Existing Floorplans;
 - Proposed Floorplans;
 - Proposed type and location of the boundary fence; and
 - Planning, Design and Access Statement with Appendices

2. Site Description, Planning History and Application Context

Site Description and Design

- 2.1 101 Reinwood Road (Reinwood Lodge) is a 5-bedroom detached property set within its own private grounds with access taken from Reinwood Road.
- 2.2 The Access is shared with 103 Reinwood Road (Reinwood House) and private off-street parking is available to the side and rear of the property.
- 2.3 The property itself is not listed on Historic England's records however forms part of the wider landholding of 103 Reinwood Road which comprises a large period property that is Grade II Listed under List Entry Number: 1277383.
- 2.4 103 Reinwood House was listed in 1978 with historical records showing that 101 Reinwood Lodge was at that time being used as an independent dwelling, separate from 103. As 101 Reinwood Lodge is still connected to the main house by a path and there aren't any boundary walls or hedges separating the two, it has been assessed that 101 Reinwood Lodge can be considered to be curtilage listed.
- 2.5 A separate Listed Building Consent Application is submitted alongside this change of use Application for the erection of a wooden fence to the rear of 103 Reinwood Road to securitize the garden in respect of children being within the property. The fence is 1.5 metres in height and timber to match existing fencing within the site.
- 2.6 The property is enclosed from the main Reinwood road by a traditional stone wall and black steel railings.

Planning History

- 2.7 The site has the following planning history on Kirklees Council's website:

2017/TWA/92134/W – Work to trees protected by a TPO (Tree Protection Order). Approved 4th July 2017

Background to the Applicant

- 2.8 Kas Care Ltd is a children's care company who are passionate about supporting children and providing safe and stable residential care accommodation.
- 2.9 Employees have years of experience in children's services, law and mental health work and offer the highest standards of residential care to children, helping to meet the demand for quality care in the children's residential home market.
- 2.10 Kas Care Ltd focus on the holistic needs of each child through an individual care programme. Their Mission Statement is to ensure that all children and young people benefit from a service which provides the highest quality of care, additional education, health and wellbeing and therapy in a one all-inclusive environment. This enables Kas Care to draw on its own resources in meeting the complex needs of young people and not rely on local resources. The point on resources is important as they seek to retain a philosophy of care and use their own specialist team services and not those of the Local Authority. This approach is designed to guarantee a high level of

care whilst taking pressure off Local Authorities to accommodate children in need of a safe, stable and caring home.

The need for private children's residential care homes

- 2.11 Due to some Local Authorities not having adequate provisions for the specific needs of young people, they are often then placed with private providers. Young people/children are also placed in private provisions on occasion at short notice due to safeguarding reasons. With the proposed change of use property, the turnover of children is expected to be low, as long-term placements (e.g. 52 weeks of the year) will be considered priority cases.
- 2.12 Placement of children at the property will be reviewed on a regular basis to ensure the placement remains suitable for the young person, whilst working closely with Local Authorities. Once a child has moved into the home, they will be encouraged to participate in extra education classes outside of school and undertake indoor and community-based schemes including volunteering.

3. The Proposed Development

- 3.1 The proposed development is for the change of use of a 5-bedroom property from a dwellinghouse (C3) to a residential care institution (C2). An additional boundary fence is also proposed.
- 3.2 The residential children's home will offer safe, supportive and quality residential care for three young people in Huddersfield. The property has five bedrooms and the existing and proposed floorplans demonstrate the site layout. The property would operate in a similar manner to that of a C3 dwellinghouse with 3 persons living within a 5-bedroom house. The further two existing bedrooms are to be changed into an office and communal room as shown on the existing and proposed floorplans.
- 3.3 There is no requirement for any physical alterations to be made to the property so it would be kept as a family home. Kas Care would install the required fire alarm system, fire doors and emergency lighting required for a property in C2 use.
- 3.4 The property is detached and sits within its own grounds with a large rear and side garden providing good private external amenity space for residents.
- 3.5 Three children will live at the property alongside one staff member. Children will range in age from 8-18 years with special educational needs and learning disabilities. As Kas Care are fully responsible for their matching process, they will carefully match any child and their needs accordingly complimenting the home and never compromising on their standards. Due to the nature of the property and its layout, any disturbance would likely be less than that of a normal large family residence due to the property having no immediate neighbours and the 24-hour specialist supervision.
- 3.6 The property's location, size and layout, with its easy access to a range of resources and Huddersfield town centre is ideal to suit the children's needs. Local Authorities are also looking to develop more local resources and must achieve this to meet legislation. Therefore, children's homes need to be placed more strategically in accessible locations. This location will support care provision in Kirklees, its surrounding areas and in particular the placement of the home. The home's location meets the local area safeguarding assessment required by Ofsted.
- 3.7 Kas Care are committed to the fulfilment of young people's aspirations towards a brighter future. They are passionate in delivering an excellent residential care service that offers a safe warm caring environment for children and young people. Their aim is to work in partnership with children, young people and all those with parental responsibility to achieve the best outcomes and ensure all are involved in the process.
- 3.8 Kas Care do not believe that just because a young person has a troubled background or requires care that they should live in a lesser standard of housing or in areas of deprivation. Kas Care strives for equality and provide excellence in their homes as a safe and homely place to live and grow.
- 3.9 Should planning approval be granted, the company would contact various commissioners from different authorities both locally and nationally to make them aware of the care home's existence. The property will also register to the White Rose Residential Framework in order to support Kirklees Council with managing care provision for young people in the Region. Priority for a care place within the property

will be given to children in need of care from Kirklees firstly and immediate surrounding Authorities.

Staffing

- 3.10 Kas Care recognises the need for appropriate, supportive staffing levels, not only in terms of health and safety requirements but also in relation to quality, purposeful, supportive and proactive childcare practices. With this in mind they have a team of staff which consists of a Registered Manager, Deputy Manager, Team Leaders and Residential Support Workers. The company also has a pool of bank staff who can be called upon during any shortfalls seen within the staffing rota.
- 3.11 The home will be staffed 24 hours a day, 365 days of the year with staff working on a shift basis. Typically, the main functioning hours of the home would be the same as a family residence from 7.00am – 10.00pm with staff each working an 8-hour shift with three shifts over a 24-hour period. With this in mind they look to adopt a staffing ratio of 1:1 during daytime hours, subject to the young persons' bespoke risk assessment and the initial assessment of the referral and matching process prior to admission
- 3.12 The Company plan to employ local care staff who will be familiar with the area and community and reduces the need for travelling to and from work. All staff will be trained to a high quality as standard. The training levels are as follows:
- Manager - Level 5 Diploma
 - Deputy Manager and Seniors - Levels 5/3 Diploma
 - Support Staff - Level 3 Diploma

Management and Complaints Procedure

- 3.13 The property would be operated by Kas Care Ltd and formally regulated. Kas Care strive to play an active part in the local community and as part of this approach look to work in partnership with local residents in a positive way.
- 3.14 Kas Care operate a full complaints procedure and policy (in which all staff receive training). Full details can be viewed at Appendix 2 of this Statement. In the unlikely event of any complaints being received, Kas Care take these very seriously and respond in a timely fashion in line with their policy. Kas Care will always try to resolve a complaint at the lowest possible level and all complaints are formally recorded.
- 3.15 Subject to planning approval, Ofsted who are the regulating body for Care Institutions will be made aware of the Care Home's existence and registered. Ofsted undertake annual inspections of children's homes to make sure that they are compliant and adhere to legislation. These inspections would be completed via a "Full" two-day inspection and an "Interim" inspection covering one day during the annual inspection period (usually April – May)

4. Planning Policy Review

National Planning Policy

National Planning Policy Framework Third Edition (NPPF3)

- 4.1 The overarching theme of national planning guidance is that of sustainable development. The Third National Planning Policy Framework (NPPF3) sets out the government's planning policies for England and how these are expected to be applied.
- 4.2 The NPPF3 is supportive of significantly boosting the supply of homes in sustainable locations. This includes care provision. The NPPF3 must be taken in to account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
- 4.3 Paragraph 11 of the NPPF3 advises that in terms of decision making (i.e. determining planning applications) a presumption in favour of sustainable development 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 clear reason for refusing the development proposed; 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.”***
- 4.4 The NPPF3 also considers design matters and states the Government attaches great importance to the design of the built environment (paragraph 124). Stating “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.
- 4.5 Paragraph 127 advises that planning policies and decisions should aim to ensure that developments: -
- ***“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;***
 - ***are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;***
 - ***are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);***

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- ***establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;***
 - ***optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and.***
 - ***create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”***
- 4.6 The approach of Local Authorities to decision taking is set out in paragraph 38 of the NPPF3. Paragraph 38 advises Local Planning Authorities to approach decision taking in a positive way to foster the delivery of sustainable development. “Decision-makers at every level should seek to approve applications for sustainable development where possible.”
- 4.7 Paragraphs 108-110 of the NPPF3 set out the considerations that development proposals should be given in terms of highways and transport impacts. Stating at Paragraph 108 “safe and suitable access to the site can be achieved for all users” and at Paragraph 109 “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.

Kirklees Council – Statutory Development Plan Policies

- 4.8 The Statutory Development Plan for Kirklees comprises of the Kirklees Local Plan strategy and policies adopted on the 27th February 2019. The following policies are relevant to the proposed change of use.
- 4.9 Policy LP1 Presumption in favour of sustainable development - When considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 4.10 Policy LP21 Highways and access - Proposals shall demonstrate that they can accommodate sustainable modes of transport and be accessed effectively and safely by all users.
- 4.11 Policy LP24 Design - Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal.

Proposals should promote good design by ensuring:

- a) the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;
- b) they provide a high standard of amenity for future and neighbouring occupiers;
- d) high levels of sustainability, to a degree proportionate to the proposal, through:

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- i. The re-use and adaptation of existing buildings, where practicable;
 - f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;

- 4.12 Policy LP35 Historic Environment - Development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset.
- 4.13 Policy LP47 Healthy, active and safe lifestyles - The council will, with its partners, create an environment which supports healthy, active and safe communities and reduces inequality.

Other Policy Matters

- 4.14 There are no adopted Supplementary Planning Documents (SPD's) relevant to the proposal and the site is not within an area designated for Neighbourhood Planning.

5. Planning Assessment

- 5.1 Given the nature of the change of use application, the material planning matters that would need consideration are: the principle of development, layout of the property impact on residential amenity and impact on highway safety and parking. A detailed assessment of the proposed boundary fence is contained within the supporting statement accompanying the Listed Building consent application.

Principle of Development

- 5.2 There is no policy context which would prevent the proposed change of use from C3 to C2 and therefore the principle of the scheme is acceptable, subject to all other material planning considerations being met.
- 5.3 The Council have a duty of care to ensure that vulnerable children are appropriately accommodated within the Kirklees Region. Residential care institutions of this nature work alongside the Local Authority to provide invaluable support and residential care for young persons in sustainable locations.
- 5.4 Kirklees Council works together with the Children in Care Council and Care Leavers' Forum, Social Workers and the Children's Rights Team within the Council to support children and young people in the District up to the age of 21 (or 25 for a child with special needs) in both Council and Private Care. The Council also work alongside organisations including Kirklees Early Support Partnership and Thriving Kirklees to support health and wellbeing services for young people in Kirklees from 1-19 years (or 25 for children with special needs).
- 5.5 The proposed change of use would support the Council's work by providing safe, supportive and quality residential care for young people in Kirklees and would not operate in a manner that would be significantly different to a C3 dwellinghouse of this size for a large family.
- 5.6 In this regard, we consider that the principle of development, design and nature of the use are acceptable and sustainable and complies with NPPF policies, and Policies LP1, LP24 and LP47 of the Kirklees Local Plan.

Layout of the Property

- 5.7 The layout of the property would remain substantially the same as existing with three bedrooms being retained as they are and two of the bedrooms being used as an office and a communal area for socialising as shown on the proposed floorplans. The kitchen, living room and communal room would be shared space between residents.
- 5.8 This set up and operation would not be dissimilar to that if the house was in use as a typical family dwellinghouse for a large family with four - five children. The property offers a high level of internal amenity space for the health and wellbeing of the proposed occupants.
- 5.9 The property has one main bathroom on the first floor for bedrooms one and two and an en-suite bathroom on the basement floor for bedroom three.
- 5.10 Kas Care Ltd would install the required fire alarm system, fire doors and emergency lighting. There no adaptations or further alterations required to be made and the property would be kept as a family home.

Residential Amenity

- 5.11 The proposals change the current C3 use to a C2 children's residential care home use within a wholly residential setting. The existing property is located within a sustainable primarily residential location with good links to the existing highway network and in close proximity to public transport links on Reinwood Road. The nearest bus stop is approximately 22 metres from the property.
- 5.12 Public open space and primary schools are within walking distance of the property and Huddersfield town centre is a short distance away accessible by public transport.
- 5.13 The property has ample private external space that wraps around the property to provide outdoor amenity space and is secured from Reinwood Road in terms of traffic safety.
- 5.14 There would be little impact on neighbouring residential amenity as the property stands within its own grounds and doesn't have any immediate neighbours with the closest being 103 Reinwood Road to the south. The impact on neighbouring amenity would not be of a level higher than that if the property was in use as a family dwellinghouse.
- 5.15 Appendix 1 of this Statement details how the property would be managed and Appendix 2 details how any complaints would be managed in the unlikely event that any issues arise.
- 5.16 In this regard, there would be no harmful impact to neighbouring residential amenity and the residents of the property would have a high standard of living space and residential amenity in accordance with Policy LP24 of the Kirklees Local Plan.

Highways and Parking

- 5.17 The site has an existing vehicle access from Reinwood Road which is shared with 103 Reinwood Road. Ample off-street parking is available to the side and rear of the building.
- 5.18 In order to minimise any further impact on the surrounding environment, Kas Care Ltd will operate one standard sized family car that can accommodate four persons which will be utilised for a single school run, in the morning and evening and used during the day for attending appointments where necessary.
- 5.19 On average there would be between one and four vehicles parked at the property during daytime hours – one vehicle used to transport children and up to three staff vehicles. Clearly, the day to day operations of the home will remain consistent and comparable to that of permanently occupied residential dwelling.
- 5.20 The Company plan to employ local care staff who will be familiar with the area and community and reduces the need for travelling to and from work.
- 5.21 It is important to note that the dwellinghouse as it is, could accommodate a large family with older children whom have the potential for four - five vehicles which would have the same or greater an impact in terms of traffic on the local road network. It is therefore considered that the development would likely attract a lesser level of vehicle activity than that of a C3 family dwellinghouse and would not result in the need for

any additional parking above existing on Reinwood Road or nearby residential streets.

- 5.22 The change of use proposal would not result in any vehicular movements higher than those that could reasonably be expected if the property was occupied by a family and there is ample off-street parking available. In this regard, there would be minimal impact on the local highway network and the proposal accords with Policy LP21 of the Kirklees Local Plan.

Heritage

- 5.23 101 Reinwood Road (Lodge) is not listed on Historic England's records however sits within the shared grounds of 103 Reinwood Road (House) which was Grade II listed in 1978. A search of historical records shows that 101 Reinwood Road (Lodge) was at that time being used as an independent dwelling, separate from 103.
- 5.24 As 101 Reinwood Lodge is still connected to 103 Reinwood House by a path, and there aren't any boundary walls or hedges separating the two, it has been assessed that 101 Reinwood Lodge can be considered to be curtilage listed in accordance with Historic England guidance. Curtilage listing however is usually determined on a case by case basis and is a matter of best judgement.
- 5.25 The proposed change of use would not harm the setting of 103 Reinwood House or the grounds in any way and as such is considered to be compliant with Policy LP35 of the Kirklees Local Plan.

Example of a similar proposal in Kirklees

- 5.26 Notwithstanding that the proposal is policy compliant, a similar proposal for a change of use of a C3 dwellinghouse to a C2 children's care home for 5 children was approved for a property in Dewsbury in 2015 (Ref: 2015/62/92044/E). Whilst this application was assessed against the UPD Policies before the new Kirklees Local Plan was adopted, the principle of the development was considered acceptable and the application approved. The same principles can be applied to the proposed change of use of 101 Reinwood Road.

7. Conclusions

- 7.1 This Planning Policy, Design and Access Statement has been prepared on behalf of Kas Care Ltd to support a planning application for the change of use of a dwellinghouse (C3) to a Residential Institution (C2) at 101 Reinwood Road, Quarmby, Huddersfield, HD3 4DW.
- 7.2 The 5-bedroom property would operate as a children's care home providing safe, high quality residential accommodation. Staff would be on site managing the property at all times.
- 7.3 There would be a maximum number of three children and one adult living in the property which is not dissimilar to the occupancy levels or daily comings and goings if the property was operating as a five-bedroom family dwellinghouse under use class C3. The remaining two bedrooms are to be used as office space and a communal room as shown on the proposed floorplans.
- 7.4 The property benefits from an existing access and ample off-street parking so there would be little to no impact on the local Highways network above what would occur if the property was in use as a dwellinghouse.
- 7.5 The property is curtilage listed by virtue of the Grade II listed 103 Reinwood Road but would not cause any harm in terms of heritage.
- 7.6 The change of use offers a high standard of both internal and external residential amenity space and sits within its own grounds with no close by neighbours so there would be minimal impact on neighbouring residential amenity. Kas Care Ltd has policies and procedures in place to deal with any unlikely problems relating to residential amenity as detailed in Appendix 1 and 2 of this Statement.
- 7.7 Kas Care Ltd operate a high-quality level of care and wish to have a good relationship with their neighbours and the community. They are fully regulated by Ofsted and the Local Authority as a children's residential care home provider.
- 7.8 In view of the above, it is considered the proposal complies with NPPF policies and Local Plan Policies LP1, LP21, LP24, LP35 and LP47 and can be approved accordingly.