

**Subject: Planning Permission Application for Change of Use from
Residential Dwelling C3 to Children's Home C2**

Planning Statement

Proposal:

Application for a change of use from a residential dwelling (Use Class C3) to a children's residential home (Use Class C2) at 14 Harefield Drive, Birstall WF17 0PQ.

Purpose:

The proposed change of use aims to convert the existing residential property into a children's residential home. This facility will provide a safe, supportive, and nurturing environment for children in need of care and accommodation.

Need for the Change:

- **Increasing Demand:** There is a growing need for children's residential homes due to an increase in the number of children requiring care and support. This change of use will help meet this demand by providing an additional facility within the community.
- **Community Benefit:** The children's home will offer vital services, including shelter, education, and emotional support, contributing to the well-being of vulnerable children. The facility will also provide employment opportunities for local residents, contributing to the local economy.
- **Supportive Environment:** The property is well-suited for use as a children's home, with ample space and facilities to meet the needs of the residents. The home will be staffed by trained professionals, ensuring that the children receive high-quality care and support.

Property Features:

- **Large Garden:** The house has a large garden, providing ample outdoor space for children to play and engage in recreational activities, promoting physical well-being and social interaction (Please refer to photos enclosed).
- **Parking Facilities:** The front of the property has parking for up to two cars. A tandem parking system will be implemented to manage parking between workers, ensuring efficient use of space and minimizing any potential disruption to the neighbourhood. (Please refer to photo of front of house and parking).

Impact on highway Tandem Parking Management:

- **Staff Schedule Coordination:** The management team will coordinate staff schedules to ensure that parking needs are met efficiently. Staff members with overlapping shifts will communicate to avoid any inconvenience.
- **Designated Parking Slots:** Specific parking slots will be allocated for staff members, with clear signage to indicate the order of parking. This will help in managing the tandem parking arrangement smoothly.
- **On-Duty and Off-Duty Coordination:** Staff members going off-duty will ensure that their vehicles are parked in a manner that does not obstruct those on-duty, allowing for easy access and exit.
- **Overflow Parking Plan:** In case of additional vehicles, an overflow parking plan will be in place to utilize nearby parking facilities or on-street parking, ensuring that the property parking is not congested.
- **Care plans:** that relate to the number of professionals will be provided on a child-by-child basis. Social workers are likely to visit the site once a month.
- **Type of care provided:** is suitable for long-term, permanent stays, limiting the frequency of drop-off periods.

Impact on the Community:

- **Positive Social Impact:** The children's home will provide a safe haven for children, helping to improve their quality of life and future prospects. This positive social impact aligns with the community's values and goals.
- **Minimal Disruption:** The proposed change of use will have minimal impact on the surrounding area. The property will be well-maintained, and the management will ensure that any potential disturbances are minimized.
- **Adequate parking and access arrangements:** will be made to accommodate staff and visitors without disrupting the neighbourhood (see above).

Number of children, organisation of children's schedules, number of supervisors and shift patterns:

- There would be a maximum number of 2 children on site, with round the clock care assistance, at all times.
- Care would be provided by 2 supervisors during daytime hours with 1 supervisor during nighttime hours.
- Shift patterns for supervisors would run 10am to 10pm – 10pm to 10am.
- Should a child be picked up or dropped off at the care home, this will occur within daytime hours.
- The rear outdoor garden will be used for respite during daylight hours only.
- Lights will be turned off at 11pm.

- Should a child be picked up or dropped off at the children home, this will occur within daytime hours.
- There are curfews set for each child that will be dependent on the age of the child and their care plan.
- Children may be allowed independent time in the community, which will be monitored by staff through a curfew, contact via a mobile phone and spot checks if necessary.
- There may at times be visits from a social worker, that typically take places no more than once a month

Crime and Anti-social behaviour

- The children's home will have appropriate measures to ensure residents maintain a good quality of life.
- It will operate with a staff-to-child ratio 1:1, which effectively helps prevent unsociable activities.
- The children's home will function similarly to a family unit. The area surrounding the home is residential and has access to green spaces, making it a suitable location for childcare services.
- Therefore, using this building for children is unlikely to lead to significant levels of crime and antisocial behaviour, and it is an appropriate location for a children's home.

Enhancement of Local Services

- The children's home will complement existing local services and contribute to the overall support network for children in the area.
- This collaboration with local authorities and organizations will enhance the effectiveness of community services.

Conclusion:

The proposed change of use from a residential dwelling to a children's residential home is necessary to address the increasing need for child care facilities in the community. The benefits of this change include providing a safe and supportive environment for vulnerable children, creating employment opportunities, and enhancing the overall support network within the community. We respectfully request that planning permission be granted for this change of use.

Management and Arrangement of the Children's Home

Effective management and well-thought-out arrangements are crucial for ensuring that a children's home operates smoothly and provides a supportive environment for the residents. Here's a detailed overview:

Management Structure

1. **Registered Manager:** (Appointed already)
 - **Qualifications:** Qualified Social Worker with an MSc in Social Work and 20 years of experience in the children's sector.
 - **Responsibilities:**
 - Overall management and supervision of the home.
 - Compliance with regulatory standards.
 - Staff recruitment, training, and development.
 - Financial management and budgeting.
 - Liaison with external agencies, families, and authorities.

2. **Deputy Manager (if applicable):**
 - **Role:** Assists the Registered Manager in their duties and takes charge in their absence.
 - **Responsibilities:**
 - Support with day-to-day management.
 - Supervision of staff and operations.

3. **Support Workers:**
 - **Qualifications:** Level 2 or 3 Diploma in Health and Social Care or Children and Young People's Workforce, or working towards these qualifications with relevant experience.
 - **Roles:** Provide direct care and support to the children, facilitate activities, and ensure a safe and nurturing environment.
 - **Shift Patterns:**
 - Shift patterns for supervisors would run 10am to 10pm – 10pm to 10am.
 - Ensuring 24/7 coverage with appropriate staff-to-child ratios.

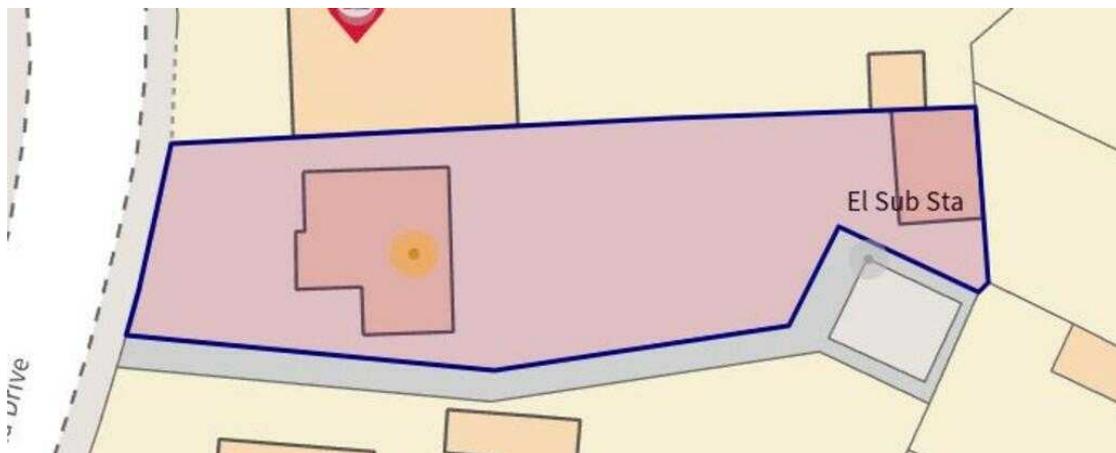
Daily Operations and Arrangements

1. **Shift Patterns:**

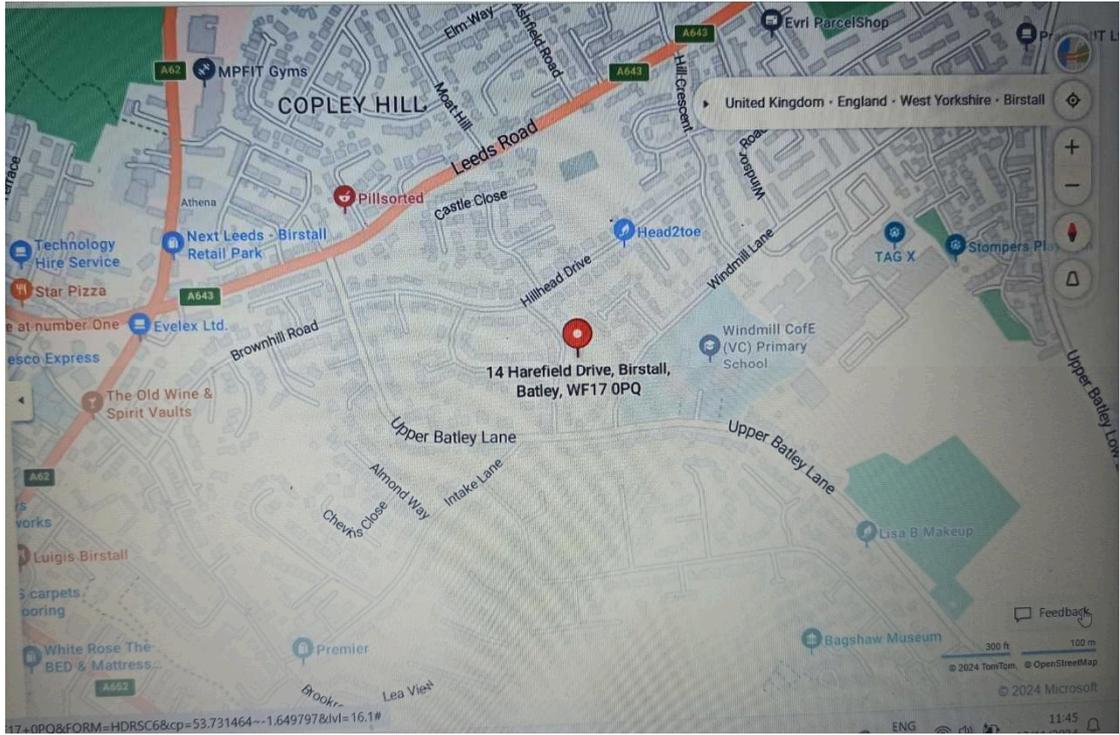
- Ensuring that there are always two support workers on duty for each shift.
 - Shift patterns for supervisors would run 10am to 10pm – 10pm to 10am.
 - Implementing a rotation system to ensure staff have adequate rest and balanced workloads.
2. **Routines and Schedules:**
 - Establishing daily routines for the children, including meal times, school, recreational activities, and bedtimes.
 - Creating individualized care plans for each child, tailored to their specific needs and goals.
 3. **Safety and Security:**
 - Implementing safety protocols and emergency procedures.
 - Regular risk assessments and maintenance checks to ensure a safe environment.
 4. **Health and Well-being:**
 - Ensuring that children have access to medical, dental, and mental health services.
 - Promoting physical health through regular exercise and outdoor activities in the large garden.
 5. **Education and Development:**
 - Supporting children with their educational needs, including homework assistance and liaising with schools.
 - Providing opportunities for personal development, such as hobbies, sports, and life skills training.
 6. **Communication and Support:**
 - Maintaining open communication with children, families, and external professionals.
 - Regular team meetings to discuss care plans, progress, and any issues that arise.
 7. **Monitoring and Evaluation:**
 - Regular reviews of each child's progress and the home's operations.
 - Gathering feedback from children, staff, and families to continually

Boundary Plan, Map location, Floorplan, Ariel map, photo of front elevation of home and parking space, and photo of rear garden for:
14 Harefield Drive, Birstall WF17 0PQ

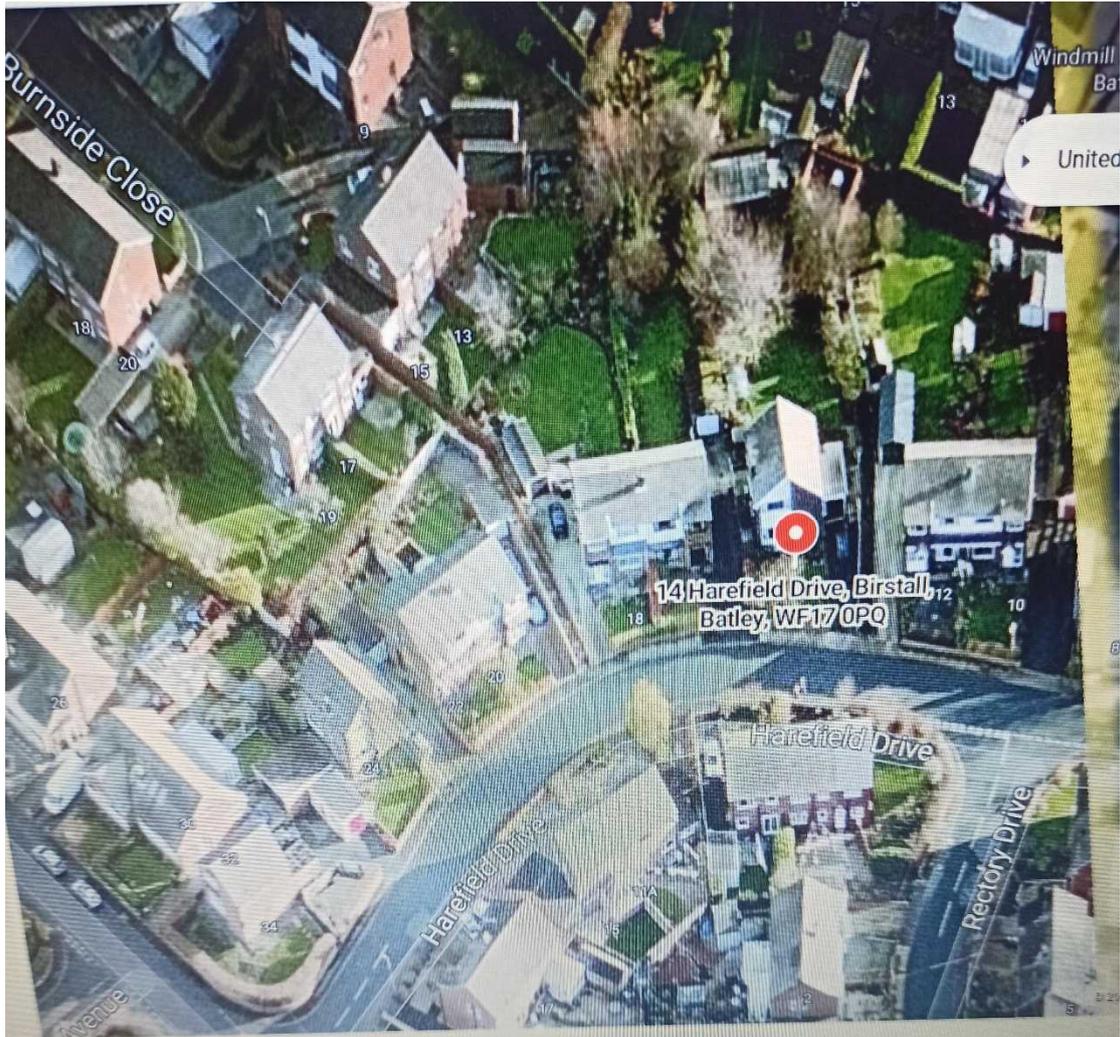
Boundary Plan



Map Location



Ariel map



Floor plan

Approx Gross Internal Area
93 sq m / 996 sq ft



Ground Floor
Approx 46 sq m / 499 sq ft

First Floor
Approx 46 sq m / 497 sq ft

Front elevation view and parking area



Rear view of garden

