Your ref: PLP-00024485
Our ref: 26-021

Date: 5th November 2026

Kirklees Metropolitan Council
Planning Services
Huddersfield
HD1 9EL

CHANGE OF USE FROM DWELLING (C3) TO CHILDREN'S CARE HOME (C2) & PROPOSED SINGLE STOREY SIDE EXTENSION – 9 WAKEFIELD CRESCENT, DEWSBURY

On behalf of the Applicant, Care Angels Batley Ltd we hereby submit drawings and information for the development described above.

26-021 - PL01	Site Location Plan
26-021 - PL02	Existing Block Plan
26-021 - PL03	Proposed Block Plan
26-021 - PL11	Existing Floor Plans
26-021 - PL12	Existing Elevations
26-021 - PL21	Proposed Floor Plans
26-021 - PL22	Proposed Elevations

Staff Operations & Management Plan

Further to the above referenced drawings, the planning statement continues on the next page.

The application seeks permission for the change of use from dwelling (Use class C3) to Children's Care Home (Use class C2) for a Maximum of Three Children Aged 10 to 17 on Admission with Emotional and Behavioural Difficulties (EBD), with Two Carers Working on a Rota Basis and Visits from the Registered Manager and the erection of single storey side extension. The planning statement for the proposed application is attached below.

If you have any queries on the documents submitted or if you foresee any issues which may delay or prevent an approval, please contact the agent.

Yours faithfully

Athis Rashid

NOVL STUDIO

PLANNING STATEMENT

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1.0 INTRODUCTION

1.1 This Planning Statement is submitted on behalf of the applicant, Care Angels Batley Ltd, for the proposed use of No. 9 Wakefield Crescent,Dewsbury, as a small residential children's home for a maximum of three children aged 10 to 17 on admission with emotional and behavioural difficulties (EBD). The applicant is seeking Full Planning Permission for the proposed use of the existing C3a dwellinghouse as a residential children's home within Use Class C2 and a single storey side extension.

1.2 The proposed home will provide residential care and accommodation for up to three children aged 10 years and over, up to their eighteenth birthday, who experience emotional and behavioural difficulties (EBD). The service will operate as an Ofsted-registered children's home, rather than supported accommodation. Care will be tailored to the children's age, development, experiences and assessed needs. Before admission, a detailed assessment will consider the children's needs, the home's staffing and skills, and risks associated with the location and local community. The aim is a stable medium- to long-term residential placement with consistent care and relationships. The proposal is for three children at any time and is not for emergency overnight accommodation.

1.3 The site is located within the development boundary for the settlement of Dewsbury as defined in the Local Plan (below). There are no other designations to the site.



1.4 The Property has a detached outbuilding to the rear.

1.5 This full application seeks planning permission for the change of use of the existing dwellinghouse to a small residential children's home within Use Class C2, together with a

single-storey side extension. The proposal is assessed against the adopted development plan and other material considerations, including current national planning policy. The assessment addresses the principle of use, local need, location suitability, residential amenity, the proposed extension and transport effects.

1.6 In a ministerial statement from Rachel Maclean (Minister of State (Department for Levelling up, Housing and Communities in 23th May 2023 she stated: 'The planning system should not be a barrier to providing homes for the most vulnerable children in society. When care is the best choice for a child, it is important that the care system provides stable, loving homes close to children's communities. These need to be the right homes, in the right places with access to good schools and community support. It is not acceptable that some children are living far from where they would call home (without a clear child protection reason for this), separated from the people they know and love'.

1.7 Local planning authorities should give due weight to and be supportive of applications, where appropriate, for all types of accommodation for looked after children in their area that reflect local needs and all parties in the development process should work together closely to facilitate the timely delivery of such vital accommodation for children across the country. It is important that prospective applicants talk to local planning authorities about whether their service is needed in that locality, using the location assessment (a regulatory requirement and part of the Ofsted registration process set out in paragraph 15.1 of the Guide to the Children's Homes Regulations) to demonstrate this'.

2.0 PLANNING POLICIES

2.1 The proposed development seeks to provide a children's residential care home within an existing three-bedroom semi-detached dwelling in an established residential area. The proposal will provide accommodation and care for children who are unable to live within their family home and require a safe, stable and supportive residential environment.

In considering the proposed change of use, particular regard will be given to the accommodation needs of looked-after children and the provision of suitable specialist residential accommodation within local communities.

2.2 At national level, Chapter 6 of the National Planning Policy Framework (NPPF 2026), particularly Policy HO1, identifies the accommodation needs of looked-after children and those requiring specialist community-based accommodation as matters to be considered through the planning system.

Furthermore, Chapter 16 – Promoting Healthy Communities, including Policy HC1, is relevant to the provision of healthy, inclusive and safe communities and the contribution that appropriate residential care facilities can make to community wellbeing.

2.3 At local level, the proposed development will be considered against Policy LP1 (Presumption in Favour of Sustainable Development), Policy LP2 (Place Shaping), Policy LP7 (Efficient and Effective Use of Land and Buildings), Policy PL20 (Sustainable Travel), Policy LP24 (Design), Policy LP21 (Highway Safety and Access) and Policy LP22 (Parking), having regard to the established residential character of Wakefield Crescent and the potential effects of the proposed use upon neighbouring properties.

The assessment will take account of the particular operational characteristics of a children's residential home, including the maximum number of children accommodated, staffing arrangements, shift patterns, visitor movements and day-to-day management.

The suitability of the location will also be considered having regard to the needs and welfare of the intended residents, including access to education, healthcare, community facilities and appropriate recreational opportunities.

The proposed establishment will be expected to provide a safe, secure and appropriately managed residential environment, with due regard to safeguarding, privacy and the wellbeing of the children accommodated.

The application will therefore seek to demonstrate that the proposed children's residential care home represents an appropriate community-based use of the existing property and can operate compatibly within the established residential neighbourhood without giving rise to unacceptable impacts upon neighbouring residential amenity or highway safety.

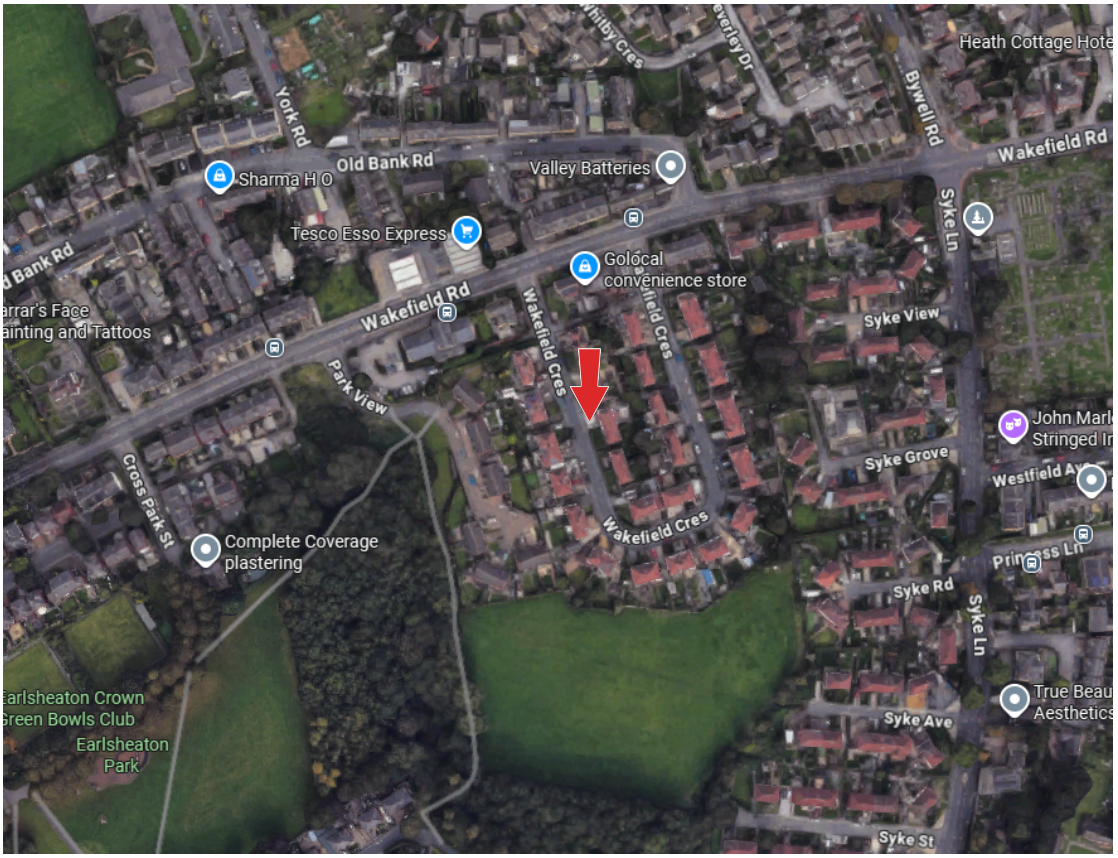
3.0 SITE & SURROUNDINGS

3.1 The application site is located at 9 Wakefield Crescent, Dewsbury, WF12 8AL. The property comprises a semi-detached residential 2 storey property situated within a well-established, quiet cul-de-sac loop position in the sought-after residential suburb of Earlsheaton.

3.2 The site features associated garden space to the rear, alongside private off-street parking and a detached outbuilding structure to the rear. A good level of private amenity is afforded to the rear. Parking is provided on the hardstanding to the front, on street parking is also available. Internally on the ground floor, the dwelling provides a large lounge, separate kitchen and sun room. The provision on the first floor consists of 3 bedrooms, a bathroom and a separate WC.

3.3 Wakefield Crescent is an established, quiet residential street characterised by a medium-density, suburban layout. The immediate street scene displays a pleasant, varied mix of mid-century and traditional properties, predominantly semi-detached houses. The local urban fabric is distinctly domestic, defined by regular building footprints, generous spacing between plots, and consistent front gardens or private driveways that enhance the street's open, uniform character.

3.4 The surrounding area is mainly residential use (Use Class C3). The site is highly sustainable, benefitting from excellent access to localised green spaces, nearby educational facilities, and immediate road links via the A638, connecting the site to central Dewsbury and the wider Kirklees district extending over to Wakefield.



3.5 Above - Aerial Image indicating the property with local amenities within walking distance to the north and open space to the south.



3.6 Above - Front elevation of application property with hardstanding providing parking off street.



3.7 Above - Rear elevation of application property, hard standing garden with outbuilding.

4.0 PROPOSED DEVELOPMENT

Safety & Security

4.1 The home will provide a carefully planned transition into a residential placement for up to three children aged 10 to 17 with EBD. Staff will use consistent relationships, predictable routines and an understanding of trauma to help the child feel safe and manage their emotions. Care will reflect the child's individual care and placement plans, with medium- to long-term stability as the aim.

4.2 A single storey side extension is proposed to facilitate the staff. The property will retain its domestic appearance. The external appearance will match the existing property through the use of matching facing brickwork, roofing and window style. Bedroom privacy and security arrangements will reflect the children's age, understanding and assessed needs, while allowing staff access in an emergency. Any door alarms will be individually risk assessed and must not obstruct safe escape.

4.3 Any external CCTV at the front or rear of the property will be justified by a safeguarding assessment and used proportionately, with regard to privacy and applicable data protection requirements. Where it monitors the children, its use will comply with Regulation 24 of the Children's Homes (England) Regulations 2015, including written placing-authority consent and informing the children as far as reasonably practicable. It will not monitor bedrooms, bathrooms or other private internal spaces.

4.4 The registered manager will introduce themselves to the local residents and give them contact details and advise them if they have any concerns. They should not hesitate to contact them if they feel that their concern has not been dealt with. They can then provide them with a complaints form. They will also advise the local residents that if they are not happy with the outcomes of the complaint, then they have the right to make a complaint to Ofsted.

Ofsted

4.5 Before any home can open, it must gain the approval of OFSTED which has regulatory powers outside normal planning control. As such the property will be OFSTED registered. OFSTED will require a local risk assessment before approving the property as a care home. Planning is therefore not the only form of regulation which controls the suitability of the location. A basic principle in assessing a planning application is whether there is other legislation which is more appropriate to regulate the proposed development. In the case of children's care homes, the relevant powers are set out in:

- Care Standards Act 2000
- The Care Standards Act 2000 (Registration)(England) Regulations 2010
- The Children's Homes (England) Regulations 2015
- Children's Homes and Looked after Children (Miscellaneous Amendments) (England) Regulations 2013.

4.6 The home will provide a domestic environment in which the children receive consistent residential care from staff working on a rota. The premises, facilities, staffing and care arrangements will be assessed through the Ofsted registration process and the applicable children's homes requirements. Any necessary safety measures will be designed to preserve the homely character of the property.

4.7 The Ofsted Guide to Children's Homes stipulates that all children's homes must have a children's guide. It advises that a cared-for child's bedroom should not generally be entered

without their permission and that children should be provided with appropriate, lockable furniture to store their personal items, including any personal information. It also provides advice on the use of CCTV and monitoring equipment within the home. It stipulates at length the information, monitoring and record-keeping that a children's home must carry out and the procedures that it must have in place.

Professionals & Visitors

4.8 The children will receive visits from their social worker and other relevant professionals in accordance with their care plan and statutory requirements. The home will also receive monthly independent visits under Regulation 44 and inspections by Ofsted in accordance with its inspection arrangements. These visits will be planned where possible to minimise disruption while ensuring effective safeguarding and oversight.

4.9 Care planning, education and health reviews will take place at suitable venues or remotely where appropriate. Meetings and visits will take place at the home whenever this is necessary to meet the children's needs, support their participation or fulfil professional duties.

4.10 Family and friendship contact will be supported where safe and consistent with the children's care plan and any court directions. Contact may take place at the home or another suitable venue, with supervision where required. Arrangements will reflect the children's wishes, welfare and assessed risks.

4.11 Staff will provide care and supervision throughout the day and night. The proposed staffing is two carers for the three children. Supervision within the home and community will reflect the child's age, development and individual risk assessment, with supported opportunities to develop confidence and independence where safe.

4.12 Staff will assess risks associated with leaving the home, missing episodes and exploitation, and agree clear safeguarding arrangements with the placing authority. Any monitoring or door alarms will be necessary, proportionate and reviewed. The home will provide residential care in a domestic setting; supervision arrangements must respect the children's rights and any applicable legal authorisation.

4.13 Bedtime and evening routines will be agreed according to the children's age, education and individual needs. An individual missing-from-care plan will be prepared with the placing authority and relevant agencies. If a child is missing, staff will act promptly under that plan and local procedures, including contacting the police and placing authority when required.

Fire Regulations

4.14 Fire precautions will be determined through a suitable fire risk assessment and applicable requirements, including safe means of escape, detection and alarm systems, appropriate fire doors and emergency lighting where required. Measures will be incorporated sensitively to maintain the property's domestic character.

Staff Rota Pattern

4.15 The home will operate on a rota basis, with two members of staff on duty for each 12-hour shift, providing continuous cover during the day and overnight, seven days a week. Staff will have scheduled rest breaks between shifts. Shifts will overlap only at changeover to allow the outgoing team to brief the incoming team on the child's wellbeing, any changes in their needs and any outstanding actions. The manager will check in regularly with staff to ensure the home is

running smoothly, the child's needs are being met and any concerns are addressed promptly. These arrangements will support consistent care and a stable, homely environment for the child.

4.16 A Registered Manager will be responsible for the day-to-day management of the home, the quality of care and the children's safety, welfare and development. Management oversight, attendance and on-call arrangements will support the staff team and the children's assessed needs. Responsibilities include staffing, safeguarding, care planning, premises safety and liaison with relevant professionals. The Manager or Director will provide neighbours with a contact route for concerns.

Purpose of the Home & Schooling

4.17 The home will provide a stable residential placement for children with EBD, helping them build trusting relationships, feel secure and develop emotional regulation and confidence. Staff will support health, education, interests and age-appropriate daily living skills. For older children, preparation for adulthood will be planned with the placing authority at a pace appropriate to their needs.

4.18 The children will be supported to attend suitable education, whether mainstream school, specialist provision or another agreed educational placement. Staff will work with education providers, the placing authority and relevant health professionals to address barriers to learning and support emotional wellbeing.

4.19 Daily life will include school attendance, shared meals, leisure, friendships and ordinary household routines. Staff will provide transport or accompanied travel where needed. Expectations and activities will reflect the children's age and development, helping them experience a secure and nurturing home life.

4.20 Where the children cannot immediately access a suitable school placement, the home will work with the placing authority and education services to secure appropriate interim education and a planned route into suitable provision. Any tutoring at home will be tailored to assessed needs and delivered by appropriately qualified staff; the proposal does not include operating a school at the property.

4.21 The proposed home will provide a nurturing domestic environment for children whose emotional and behavioural needs require residential care. Care will recognise the children's experiences and strengths, avoiding assumptions about their family or background and promoting positive, consistent relationships.

4.22 Meetings will be organised to protect the children's routines and privacy while allowing effective involvement by the children, their families where appropriate and the professionals responsible for their care.

Risk Assessments

4.23 A location assessment will consider the suitability of the area for the proposed children's home, including relevant information from the police and local authority. Before admission, an individual placement assessment will consider the child's EBD, age, developmental needs, safeguarding risks and the home's capacity to provide appropriate care. The placement will only proceed where the home can meet those needs safely.

Parking/ Intensification

4.24 The property will be the children's sole and main residence. Staff will support school attendance, shared meals, hobbies and age-appropriate involvement in household activities. Daily routines will reflect the needs of children aged 10 or over living in a residential placement, while retaining the ordinary domestic use of the property.

4.25 The comings and goings are not considered to be significantly different from those associated with the current use as a family. The proposed baseline rota comprises two care staff on each 12-hour day and night shift, with two handovers in each 24-hour period. At handovers, there will temporarily be an overlap of vehicles which will be accommodated through the proposed 2 car spaces for the staff on shift as well as ample on street parking to cater for peak handover times. The final operational schedule will specify shift and handover times, overnight arrangements, management attendance and arrangements for additional assessed support

4.26 The application site is within an established urban area in Dewsbury. Access to local amenities and public transport will support education, appointments and leisure. Travel arrangements will reflect the children's age, needs and risk assessment, with staff accompaniment or transport where required:

- Public Transport Connectivity: The nearest operational bus stops are located on Wakefield Road A638, both positioned within a highly accessible 100m from the property. These stops provide high-frequency local services, including the 212 route (Dewsbury - Wakefield). This network links the property directly to Dewsbury Bus Station (located approx 1 miles southwest), which acts as a regional hub connecting Leeds, Morley, Bradford, Wakefield and Osset. Dewsbury Railway Station is also located approximately 1 mile away.
- Proximity to Local Amenities: Central Dewsbury, featuring primary supermarkets, local pharmacies, and essential retail/commercial services, is located under 1 mile away (a 3-to-5 minute drive or a short public transit link). Community infrastructure such as the Chickenley Community Centre are within close proximity, offering localised peer groups and social support vital for community integration.

4.27 The application site previously generated a baseline of 2 to 3 privately owned vehicles associated with a standard four-person family unit. These generated unpredictable daily movements for commuting, school runs, and social activities. In contrast, the resident children under the proposed use will not own or operate a vehicle. The primary parking demand is limited strictly to the two on-duty carers present on-site.

4.28 Each day and night shift will comprise one driver and one non-driver working the two-person, 12-hour care rota. Staff will car pool wherever practicable, with the non-driver travelling with the driver where arrangements allow. Approximately 30 minutes of handover overlap will bring four staff together, with up to two staff cars under the proposed travel arrangement. Final shift times and travel arrangements will be recorded in the rota. The physical infrastructure of 9 Wakefield Crescent comfortably accommodates this demand, providing two dedicated off-street parking spaces on its private driveway/hardstanding.

4.29 In the event of transient operational overlaps (such as the 30-minute bi-daily staff changeover which will bring together four staff members, or a monthly independent social services inspection), the dedicated off street parking can accommodate this. The manager will check in daily through a seven-day management rota and attend the home when needed. Planned manager and professional visits will be coordinated outside handover wherever practicable. Any separate home vehicle and education transport will be included in the parking layout and journey schedule once confirmed.

4.30 The proposed arrangement generates demand for one staff car during ordinary duty and up to two staff cars during handover. A separate home vehicle, if provided, would increase those figures to two and three respectively. Planned manager and professional visits will be scheduled outside handover wherever practicable. Visitor parking, safe collection space and any unavoidable concurrent attendance must be checked against the measured layout.

Four daily commuting movements is the baseline for the two rostered drivers. Car pooling allows a non-driver to travel in the same vehicle without a separate trip to the property. Where car pooling is unavailable, the manager will confirm the alternative journey and count any lift or taxi movements. Relief cover, deliveries, child transport and visits remain additional to this baseline. The figure is not a cap on all daily vehicle movements.

4.31 On this basis it is maintained that the proposed use as detailed in this supporting statement would not result in significantly more movements to give rise to planning concerns or result in a severe impact on parking and highways impacts in the area.



Above - Image shows the availability of on street parking with the application property indicated to the right.

5.0 CASE LAW

5.1 It is accepted that where care is provided this is not the main residence of the carers, the use falls within C2 and not C3b.

5.2 There is some case law which establishes that if the carers work on a rota basis and that it is not their permanent residence, the use must be regarded as C2 and not C3b. In the judgement of Mr. Justice Collins in North Devon District Council v First Secretary of State [2003]. J. Collins was clear on the facts of that particular case, that carers who do not live but who provide, not necessarily through the same person, a continuous 24-hour care cannot be regarded as living together and that, whilst there would be less than six residents, the children, without at least one adult living with them at the premises, would not be capable of being regarded in the true sense as a household.

5.3 Whether the change of use would be material is also well established by the courts. Notwithstanding whether the use is considered to be within Class C2, rather than Class C3b, planning permission would not be required if the change would not be a 'material change' of use. It is still necessary to consider, therefore, whether that change of use would be 'material'. It is a matter of fact and degree, in the circumstances of an individual case, as to whether a change of use will be 'material'.

5.4 By way of a guide, differences which might be considered 'material' are those which are measurable or quantifiable as resulting in a significant or substantial change or step up in the character or impact of a use.

5.5 The applicant's case is that the anticipated pattern of domestic activity and movements would remain comparable to a family dwelling. Staff changeovers, management attendance, statutory visits, education transport and appointments must all be considered in assessing the actual character of the proposed use. Professional visits will take place as required to meet the children's needs and relevant duties.

5.6 There will be visits from friends when deemed appropriate, which would be in accordance with their care plan. This would be no different from children in a typical household.

6.0 ASSESSMENT

6.1 The assessment compares the character of the existing residential use with the proposed home for three children aged 10 to 17 on admission with EBD. The property would be the children's sole and main residence, with shared living, dining and kitchen facilities. Staff would provide meals and support participation in cooking and other daily activities according to the child's age, abilities and safety needs.

6.2 The children would be supported to attend suitable education and take part in ordinary leisure and household activities. Staff would provide consistent care and supervision, with daily routines reflecting the children's age and assessed emotional and behavioural needs within a domestic environment.

Comings and Goings

6.3 The comings and goings are not considered to be significantly different from those associated with the current use as a family. The proposed baseline rota comprises two care staff on each 12-hour day and night shift, with two handovers in each 24-hour period. At handovers, there will temporarily be an overlap of vehicles which will be accommodated through the proposed 2 car spaces for the staff on shift as well as ample on street parking to cater for peak handover times.

6.4 Staff will undertake ordinary household tasks, including cleaning, cooking and gardening. The children will be encouraged to participate in safe, age-appropriate activities according to their abilities and care plan. No separate domestic staff are proposed.

6.5 Social workers, health professionals, family and friends may visit as required by the children's care plan and relevant duties. Visits will be managed sensitively to support the children's relationships, privacy and routines. They will not be excluded from the home solely to reduce activity associated with the proposed use.

6.6 The current use as a family house could typically have two parents with their own cars and possibly children with their own cars.

6.7 It is maintained that the proposed use as detailed in this supporting statement would not be materially different from a typical household. This is supported by the Egerton Appeal (Appeal Ref. 3161037) where the Inspector concluded a similar use would not result in significantly more movements to give rise to planning concerns.

6.8 A similar conclusion is drawn in the Dale Road (Manchester) appeal (Appeal ref. 3263178): 'The number of these movements is unlikely to be significantly more than the number that would be undertaken by a family and certainly not enough to result in a level of intensification in the use of the site that gives rise to concerns from a planning point of view. There is insufficient evidence before me to show that the use would be likely to result in greater levels of noise and disturbance than the existing authorised residential use.'

6.9 Appeal (Ref. 32993519) also provides a useful assessment of a similar care home. In paragraph 12 it states:
'Whilst there will be some additional comings and goings associated with the use as a residential care home, there is no evidence before me to dispute the appellant's case that the use will not give rise to a greater level of disturbance than could be generated by the lawful use as a C3 dwellinghouse. The additional comings and goings identified by the appellant and Council are at a sufficiently low level so as to remain within the parameters of what could be usually expected of a

family home and not therefore materially different so as to change the character of the property. Similarly, the number of people who will be typically present at the property, and therefore the associated waste generated, is not significantly higher than could be expected with its current lawful use'.

Impact of the Presence of Staff

6.10 Visually, the property would look minimally different to the adjacent houses. During the day, there would be two members of staff in the property at any one time, but this would have no impact on the amenity of the area. The current use for a family with children and parents working from home could have the same impact.

6.11 In terms of the nature of the proposed use, paragraph 25 of Circular 05/2010 is relevant. It states that the criteria for determining whether the use of particular premises should be classified within the C3 use class (or similar) includes both the manner of the use and the physical condition of the premises. The circular states that the premises can properly be regarded as being used as a single dwelling house where they are:

- a single, self-contained unit of occupation which can be regarded as being a separate 'planning unit' distinct from any other part of the building containing them.
- designed or adapted for residential purposes containing the normal facilities for cooking, eating and sleeping associated with use as a dwelling house.

6.12 In an appeal in Stockport (Appeal ref. 2162636) an Inspector noted that although the building would be fitted with an office [and fire alarm], this was not uncommon in many dwelling houses around the country and would not materially alter its basic character as a dwelling house. The single storey side extension has been designed to be subservient to the main building. The proposal is stepped back from the front elevation and the single storey element reduces the dominancy over the neighbouring property.

Fear of Crime

6.13 The change of use from a C3 dwellinghouse to a C2 residential care use, together with the erection of a single-storey side extension, would not inherently give rise to an increased risk of crime or anti-social behaviour within the surrounding area. The proposed use would provide a managed residential environment, with the day-to-day operation of the property subject to appropriate management and supervision. There is no substantive evidence to suggest that the proposed development would result in an unacceptable increase in crime, anti-social behaviour or disturbance to neighbouring residents. Accordingly, any concerns in this regard should be afforded limited weight in the determination of the application and would not constitute sufficient justification to withhold planning permission.

6.14 There can be concern that the use would result in more noise and possibly anti-social behaviour due to the background of the children. A useful answer to this concern is contained in the appeal decision (Appeal Ref.2162636).

6.15 The fear of crime is a material consideration in the determination of the application. However, 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 cited by the local residents would cause upset, they are not altogether unusual occurrences in modern society. Some of the incidents raised issues relating to the running of the home which have the potential to be overcome by changes to the management of the site. None of the evidence suggests that the potential risk from crime is shown or expected to be high or that the consequences for local residents are serious.

6.16 The evidence therefore leads me to conclude that the effect of the development on the living conditions of the occupiers of neighbouring dwellings regarding risk of crime would be low and carries insufficient weight to warrant dismissing the appeal on these grounds.

6.17 The assessment should consider the actual characteristics and operation of the proposed residential use. A child's EBD should not, by itself, be treated as evidence of crime or anti-social behaviour. Individual needs and risks will inform placement decisions, staffing and care planning.

7.0 CONCLUSION

7.1 The proposed use is a residential children's home for a maximum of three children aged 10 to 17 on admission with emotional and behavioural difficulties (EBD), supported by two carers working on a rota and management oversight. The three-bedroom property would provide the children's sole and main residence, with shared domestic facilities and 24-hour care. The applicant's case is that, on the stated operating arrangements, the character and intensity of use would not be materially different from the existing dwellinghouse use.

7.2 The home will provide a stable medium- to long-term residential placement, with care tailored to the children's age, development and EBD. It is not proposed as supported accommodation, a halfway house or overnight emergency lodging. Admissions and placement duration will reflect assessed needs, the home's Statement of Purpose and any conditions of Ofsted registration.

7.3 The proposed extension is domestic in scale and appearance whilst utilising the existing materials to maintain a consistent design language.

7.4 The local authority is therefore respectfully requested to support the application to allow this much needed facility to be established.