
HOLME FARM COTTAGE, LEAGRAM ESTATE, CHIPPING, PR3 2QS

USE OF PROPERTY BY CHOICES HOME FOR CHILDREN

SUPPORTING PLANNING STATEMENT

JULY 2016

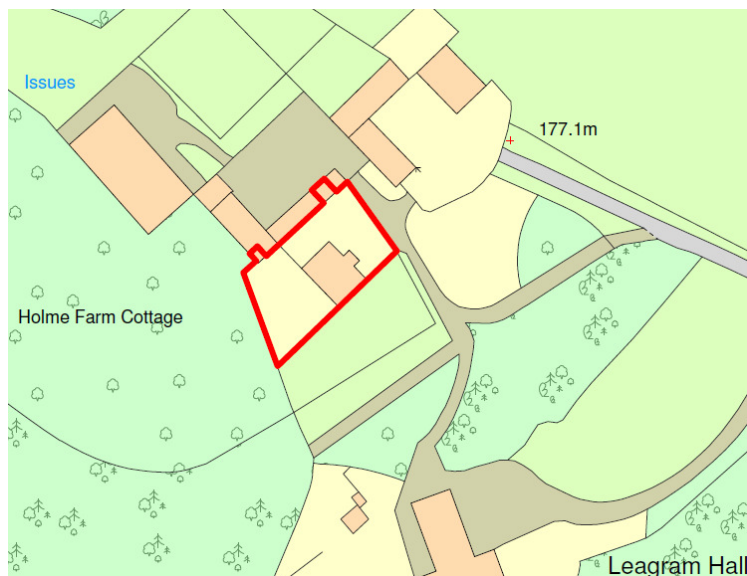
1 INTRODUCTION

1.1 This Design and Access Statement is submitted on behalf of Choices Home for Children Ltd (referred to from hereon as 'Choices') to accompany the full planning application ref 3/2016/0489 which has been lodged with Ribble Valley Borough Council for the use of the property at Holme Farm Cottage for a home for children who reside at the property along with their carers, effectively living together as a single household, which many local planning authorities view as not representing a material change of use and therefore planning permission is not required. However, the full planning application has been submitted to provide certainty for the children who will call the property their home.

2 THE SITE

2.1 The property is a detached dwelling standing in the complex of buildings forming the Leagram estate, as shown edged by a red line in Figure 1 below.

Figure 1: Location Plan



3 THE ORGANISATION

- 3.1 Choices are a registered home providing care to young people and offer a nurturing and accepting environment where young people are encouraged to address specific behaviours which are problematic to themselves and others. The subject property would have the same policies and procedures of the other registered homes operated by Choices, which typically receive the rating of 'Outstanding' when visited by Ofsted, demonstrating the care and time put into Choices homes.
- 3.2 Choices have been established for over 20 years with an outstanding record in providing care for children throughout the period. Choices is committed to consulting with young people, their parents and social workers to ensure that the views of all relevant parties are taken into account in both individual care planning and in service development.

4 THE CHANGE OF USE

- 4.1 Choices provide comfortable and well maintained surroundings for up to four young people aged between 8 and 17 years. Throughout their stay at Choices each young person has use of a fully furnished detached house and has their own room with access to a communal kitchen, living room and dining room.
- 4.2 The subject property has a family bathroom with a toilet and shower along with a ground floor toilet, whilst the kitchen provides facilities for cooking, making snacks, and dining along with making drinks and washing or drying clothes. The use proposed does not require any internal or external changes, with the four bedrooms utilised by the children and the ground floor set out as shown on the layout plans with one of the rooms (potentially the basement office) used by staff.
- 4.3 In essence, the proposed use will utilise the property as a residence where not more than six persons will reside as a family unit. The only difference between the use by Choices and a standard family dwelling will be that the two adult carers will not reside at the property permanently but will instead rotate on a shift basis every two days with other staff to ensure that two adults are present at all times.
- 4.4 Choices endeavour to have a high level of support for all of the young people who come into their care and promote the education that they receive, taking an active part in making sure they receive the education that is suitable for their ability. Choices strive for young people to achieve their goals and have plans which help the young people with independent skills, building confidences, transition to adulthood and support systems to assist the young person in leaving home. In effect, Choices seeks to emulate the care and support a young person would normally have in a family home environment.

5 CONCLUSION

- 5.1 It is considered that the information put forward in this statement, along with the information submitted as part of the application package demonstrates that the use is entirely appropriate for its setting.

- 5.2 It is therefore trusted that the Council will arrive at the same conclusion and that permission will be granted to allow Choices to continue their essential and highly praised care for young people.