

DESIGN AND ACCESS STATEMENT**Roall Garth, Hesketh Lane, Chipping, PR3 2TH****Purpose**

The purpose of this planning application is to change the existing Use Class for the property from a C3 Residential to C2 Residential Care.

This type of accommodation is much needed in the area. The Local Authority (Ribble Valley) are very keen on ROC opening this site as they will be able to keep local young people within their locality.

Use

The property is of traditional construction and has not been extended, and is currently used as a domestic residence, with a total of six bedrooms with three bathrooms, over two floors.

Subject to the grant of the change of use, the property would be solely used to accommodate up to a maximum number of five children/young people, aged between the ages of 8 and 18 years with Social, Emotion and Mental Health (SEMH) difficulties and would be cared for by highly training/qualified care workers who would not be living at the property but would care for the children/young people on a rota basis.

Amount

It is proposed to create en-suite bathrooms for three of the young person's bedrooms at first floor, with the remaining two first floor bedrooms sharing a bathroom. The larger of the first floor bedrooms will be divided to provide a smaller bedroom for a young person, and a staff bedroom and there will also be one bathroom at first floor for staff working overnight.

It is also proposed to convert one of the two single garages to a staff office, with the replacement of the existing garage door with a new window, and the installation of another new window to the rear elevation.

It is not proposed to carry out any other internal alterations to the layout, although the usage of some of the rooms will change to suit the proposed use of the property.

Layout

The approach to the property is down a driveway, which has parking for up to six vehicles, with another space which can be utilised to ensure all vehicles are able to exit the property in a forward gear.

The layout of the internal and external space will not change as a result of the proposed change of use. The parking is considered sufficient for the proposed use, as there will be no more than six cars on site at any time, contained within the existing curtilage.

Scale

The scale of the property will not change as a result of the proposed change of use.

Landscaping

The landscaping of the property will not change as a result of the proposed change of use, and this garden is not overlooked, or visible from the road. The house sits within mature gardens, with fencing and/or mature hedges to all boundaries. However it is proposed to install a gate at the main entrance to the property from the road.

Appearance

The appearance of the property will change as a result of the proposed change of use, with the conversion of the garage to an office and the replacement of one garage door with a window.

Access

The access to the property will not change as a result of the proposed change of use.

It is not proposed at this time to carry out any alterations for DDA, but should there be a resident who requires any adaptations, these will be assessed and provided as necessary.

Energy

The requirement for energy in the use of the proposed building will be minimized by converting the existing lighting to energy efficient LED or similar where feasible.