

LEAGRAM LODGE, BURTHOLM LANE, CHIPPING, PR3 2QS

**USE OF PROPERTY AS CHILDREN'S HOME FOR UP TO TWO CHILDREN WITH UP
TO THREE STAFF**

PLANNING STATEMENT

FEBRUARY 2020

1 INTRODUCTION

- 1.1 This statement is submitted on behalf of Choices Home for Children Ltd (referred to from hereon as 'Choices') to accompany the lawful use certificate which has been lodged with Ribble Valley Borough Council for the use of the property at Leagram Lodge for a home for not more than two children who will reside at the property along with their three carers.
- 1.2 The home will be utilised in the exact same manner as any family living together as a single household which is not therefore viewed as representing a material change of use and does not requiring planning permission. However, the certificate has been submitted to provide certainty for the children who will call the property their home.

2 BACKGROUND

- 2.1 Choices are a registered home providing care to young people and offer a nurturing and accepting environment. 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.

2.2 Choices have been established for over twenty 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.

3 THE PROPOSED USE

3.1 Choices provide comfortable and well maintained surroundings for up to two 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 to provide a family home environment.

3.2 The subject property has family accommodation including three bedrooms and two bathrooms, along with an open plan dining/kitchen/living area. The use proposed does not require any internal or external changes, with the bedrooms utilised by the children and/or a member of staff. The proposal will utilise the property as a traditional residential dwelling where the children and carers reside as a family unit.

3.3 Choices offer 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.

- 3.4 Choices are rightly proud of their level of care in the existing homes operated which have never been subject to any form of complaint regarding noise or disturbance being generated in twenty years of running their care business. Ofsted reports are available to view at www.reports.ofsted.gov.uk using the codes below which relate to some of the existing Choices homes:

Douglas Road - SC008485

The Crescent - SC407169

Park Lodge - SC436559

Holme Farm - 1252125

4 CONCLUSION

- 4.1 It is considered that the information put forward in this statement demonstrates that the proposed use is lawful. It is therefore trusted that the Council will arrive at the same conclusion and that a positive certificate will be issued to allow Choices to continue their essential and highly praised care for young people.