

PLANNING STATEMENT TO ACCOMPANY PLANNING APPLICATION FOR:

PROPOSED CHANGE OF USE FROM A DWELLINGHOUSE (USE CLASS C3) TO A
RESIDENTIAL INSTITUTION (USE CLASS C2) INCLUDING SINGLE STOREY SIDE
EXTENSION

SITE AT : 26 WHALLEY ROAD, LANGHO, BLACKBURN, BB6 8EJ

FOR: Ms C. Beckett

OUR REF : BE/01

DATE: FEBRUARY 2024

Directors – D. Stockburn; B. Sumner
Suite 4a; Ribble Court; 1 Mead Way; Shuttleworth Mead Business Park; Padiham. BB12 7NG
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Planning Statement to Accompany Planning Application at 26 Whalley Road, Langho

Current Use

The address has been used as a residential property since being built. The property is a semi-detached property on Whalley Road within the settlement of Langho.

The property is a semi-detached bungalow situated at the junction of Whalley Road and Springdale Road, Langho.

Proposed Provision

In order to complete this process we would respectfully request a change of usage from the current aforementioned use.

The premises has been owned by one of the Directors for over a decade with both Directors living in the locality.

The proposed change of use is to that of a Children's Residential Home for three children aged between ten and seventeen years of age. This service will support individuals, families and schools in crisis and need. The service also intends to alleviate pressures surrounding children currently residing in unregulated provisions scattered throughout the county.

The provision would be Ofsted regulated and subject to an annual inspection. Within this registration and framework the home would be required to make additions to the home including emergency lighting, fire doors and locks on internal bedroom doors and toilets/bathrooms (for privacy purposes only). Any such additions would have no material impact on the character of the property. The use of a ground floor office is also no different to that of a family home particularly following a prolonged period of working from home during the recent pandemic.

There would be a team of ten staff working on a rota basis and sleeping overnight at the address. The proposed rota has been successfully used in current similar provisions owned by the Directors and ensures full and complete care. Shift changes take place during daytime hours between 1030hr and 1100hr ensuring little disruption. There will rarely be more than four members of staff present at any one time. It is proposed that this staff team will provide full care to three children aged between ten and seventeen years of age. The foot traffic of these persons would be similar to that of a residential dwelling in which occupants leave daily for work, education etc.

The address has adequate parking with a driveway to the front of the property which would allow for staff to comfortably park their vehicles. Efforts will be made to employ from the local community as to alleviate demands on parking and where possible staff will be encouraged to car share. The address benefits from being close to the A59 and on both a main bus and train link. There are no parking restrictions in the area.

Due to the nature of the proposed change there would be limited visits from external professionals. As has been our previous experience this tends to be during working hours of Monday to Friday and of little disruption to others.

There is no material difference in planning terms between the proposed use and that of typical residential household. Like in most households there would be communal areas such as the kitchen and lounge areas. In appearance the property would remain in keeping with all neighbours with no distinguishing features that it is a children's residential home. The home would replicate a family environment and home and would therefore not have an adverse impact on the character of the area.

During the day it is expected that the children would engage in education as would be the case in a residential family home. On occasion the children may receive education in the home whilst awaiting a suitable educational placement.

It is not considered that there would be a significant increase in noise emanating from the property and no more than an inhabited residential dwelling address. There is no increased risk of crime and anti-social behaviour that is again different to that of those living in a residential dwelling property.

Advice has been sought from Lancashire County Council Senior Commissioning Manager who is able to offer their support to the application.

The Directors are the Registered Manager and a Responsible Individual of a Childrens' Residential Home based in Oswaldtwistle. The Directors have a proven track record of consistent and collaborative working with Childrens Social Care, educational provisions, LCC commissioning teams, health resources and Lancashire Constabulary.

The two Directors are both educated to Masters level, one being a Qualified Social Worker and the other with a Policing Background.

Government Strategies

Under Section 22G of the Childrens Act 1989 local authorities have a statutory responsibility to take steps, as reasonably practicable, that ensure children in care are provided with accommodation that is within the authority's area and meets the needs of those children.

Commissioned and published by the Children's Commissioner in 2020 three reports highlighted the failure on the part of both national and local government to adequately meet the needs of children in care. Particular attention was focused on the need for clearer and better working partnerships between authorities and providers to ensure the best available care

Assessment Against Planning Policy – National Planning Policy Framework 2021

Paragraph 92 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other by achieving safe and accessible places, so that crime and disorder and the fear of crime, do not undermine the quality of life or community cohesion. Furthermore, to enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs.

Paragraph 111 states 'development should only be prevented or refused on highway grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.

The proposed change of use offers a number of significant benefits for the area. The provision of specialist care is of social benefit to those receiving care in that it provides a safe and secure family environment to help on their independence to adulthood. The proposed use will also provide much needed care for the children of the Ribble Valley and Lancashire as a whole with a gap in available provisions meaning that children and young people are being placed away from the area to their detriment.

Location and Community Presence

The village of Langho will provide an excellent base for providing a safe and family environment for children and young people benefiting from its semi-rural location whilst maintaining easy transport links to other towns throughout the borough.

The address is in close proximity to the A59 road network offering easy access for staff and children alike to access the whole borough. Directly opposite the home is a regular bus route and access to Langho train station a short walk away providing access for employment opportunities at the home and less of a dependence on the use of private vehicles.

The children and young people within our proposed service will not be subject to specific detaining orders, therefore in order to promote a nurturing and family environment they will be free to access community services and enjoy all that the Ribble Valley has to offer.

The premises is located on the main arterial road of the village where there is nearby street parking on both Whalley Road and Springdale Road. The premises itself has a private driveway at the front of the address for approximately three vehicles.