

PLANNING STATEMENT

FOR THE PROPOSED CHANGE OF USE OF OFFICES (USE CLASS E(g)(i) OFFICES TO CARRY OUT ANY OPERATIONAL OR ADMINISTRATIVE FUNCTIONS) TO A CHILDREN'S CARE HOME (USE CLASS C2 RESIDENTIAL INSTITUTIONS)

AT DIXON HOUSE, WHALLEY ROAD,
WILPSHIRE



Ribble Valley Architecture Ltd

1.0 INTRODUCTION

1.1 This Planning statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our client Child Action North West, it has been prepared as part of a planning application for the change of use of offices (Class E) (g)(l) to a children's home (Class C2).

1.2 This statement provides a description of the site and the proposed works, its compliance with the development plan and an assessment of other material considerations.

It is to be read in conjunction with the following planning drawings and documentation:

- 2327 - 01 Existing Floor Plans
- 2327 - 02 Existing Elevations and Site Plan
- 2327 – 03A Proposed Floor Plans
- 2327 – 04A Proposed Elevations and Site Plan

2.0 APPLICATION SITE

- 2.1 The application site is located along Whalley Road, Wilpshire and consists of a two storey property (Dixon House), a detached outbuilding, parking area and a large area of associated curtilage. To the east of the application site, within the ownership boundary of the applicant is the head office property for Child Action north West (The Homestead).
- 2.2 The site is accessed via the A666 Whalley Road. The property benefits from a large area of hardstanding for vehicular parking to the front of the property. Grass / garden amenity areas are located to the sides and rear perimeters of the property. Fencing and hedgerows form the boundary treatment to the application site.
- 2.3 The property (Dixon House) is operated by Child Action North West as offices. Historically the property was a children’s care home for the residential care of young people operated by Child Action North West.
- 2.4 The site is located within Flood Zone 1.

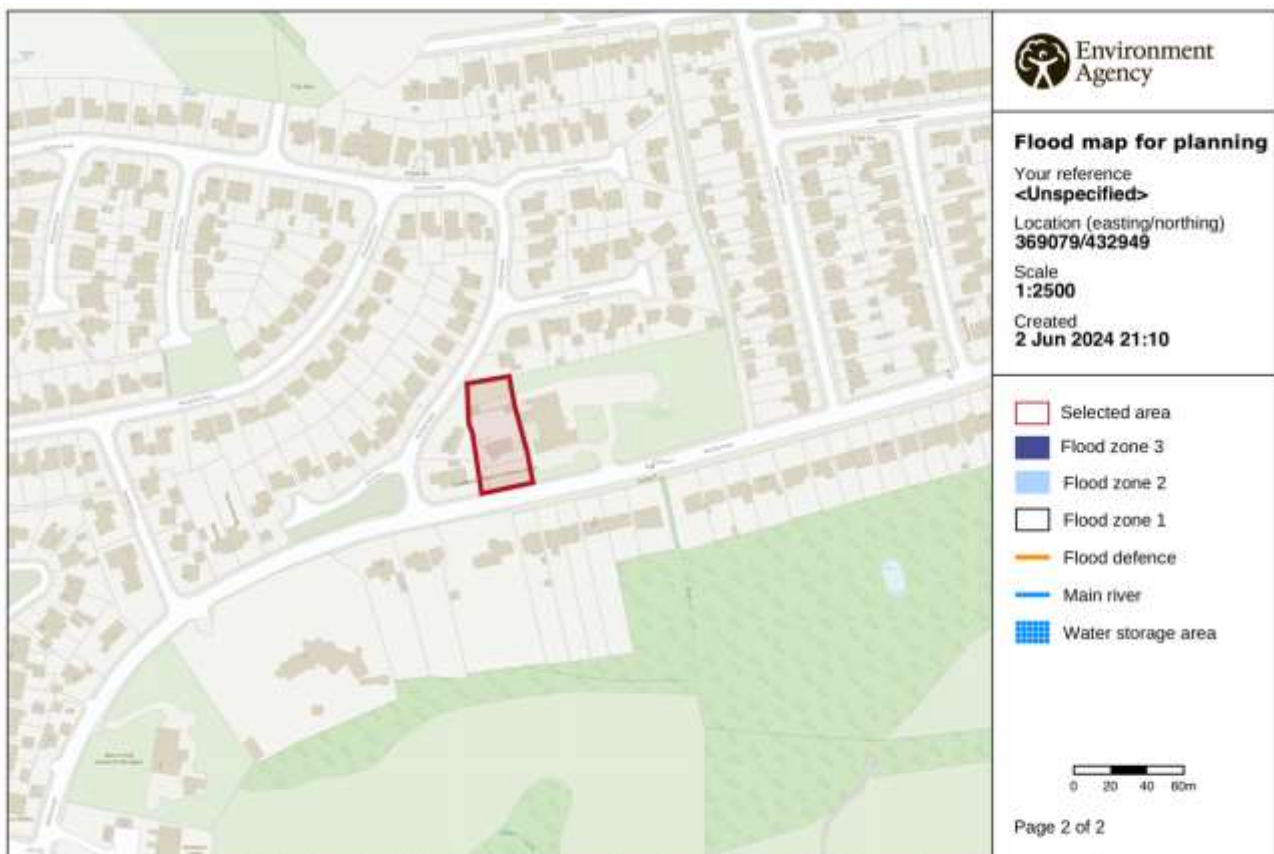


FIGURE 1: FLOOD MAP

3.0 APPLICATION PROPOSAL

- 3.1** The proposal is to bring the property back into operational use as a children's home to provide an outstanding home for three cared for children.
- 3.2** The purpose of the home would be to provide outstanding care to the children, support the children to build their confidence, help them in developing life skills and prepare them for life when they leave the home.
- 3.3** Three children will live at the house, with carers working on a rota basis sleeping overnight.
- 3.4** Thirteen employees will be employed on site who have the skills and experience needed to meet the individual needs of each young person and provide outstanding care. It is anticipated that a minimum of two employees will be present on site at any one time.
- 3.5** The children's home will be Ofsted registered and subject to Ofsted monitoring and assessment.
- 3.6** Wherever possible the children will be education within the local area at nearby schools.
- 3.7** Only minimal internal / external alterations are proposed to the existing building to facilitate the change of use of the property. Please refer to the existing and proposed floor plans and elevations illustrating the minimal alterations.
- 3.8** The incorporation of a 1.8m high timber fence (boundary treatment) is proposed to the perimeter of the site as indicated on the proposed site plan.

4.0 TRANSPORT AND PARKING CONSIDERATIONS

- 4.1 The comings and goings associated with the use would not be materially different from the current use.

Employees will be encouraged to car share, cycle or use public transport.

The minimal vehicular movement to and from the site will not have any significant or negative impact to the local highway.

- 4.2 The application site facilitates the provision of 4no. Vehicular parking spaces available for use by employees if required and a suitable turning area to enter and leave the site in forward facing gear. An EV charging point (<https://www.electricpoint.com/pod-point-ppa2100511-freestanding-mount-solo-3-ev-chargers.html>) is provided for staff to charge electric vehicles. In addition the external outbuilding provides a suitable cycle storage facility for employees who cycle to work.
- 4.3 No alterations are proposed to the existing site access off the A666 Whalley Road. The existing site access is considered a safe and appropriate access for vehicles and cyclists travelling to and from the site.
- 4.4 Walking or cycling to school will be encouraged if they are within a short distance and public transport will be utilised as required.

5.0 PLANNING HISTORY

- 5.1 The council's online planning register indicates there is no record of any previous planning history for Dixon House, Whalley Road, Wilpshire.
- 5.2 The council's online planning register indicates the following previous planning history for The Homestead, Whalley Road, Wilpshire (adjacent site in the ownership of the applicant).

Application Nos:

3/2012/0760

3/2013/0174

3/2013/0462

3/2019/0496

3/2021/1082

6.0 DEVELOPMENT PLAN POLICIES

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2023).

6.2 The following policies are of relevance to the proposal:
Ribble Valley Core Strategy:

Key Statement DS2: Sustainable Development

Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DMG3: Transport & Mobility

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.0 EVALUATION

7.1 The proposal seeks the change of use of the property to a children's home with minimal alterations to the existing building, it is considered the application site represents an appropriate location for the proposed use, particularly as the building was previously in use as a children's home prior to its current use as offices.

7.2 The revised National Planning Policy Framework was published in 2023 (NPPF) and it is a material consideration when determining planning applications. The following paragraphs are considered to be relevant to the consideration of this application and the approach authorities should take in respect to decision making.

7.3 Paragraph 96 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 well-being needs.

7.4 Paragraph 115 states: 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

7.5 In terms of economic, social and environmental factors, this proposal offers a number of significant benefits for the area. The provision of care to be provided within a family environment for children is a social benefit which will help them to grow into well-adjusted adults. The proposed use will provide a much needed children's home providing exception care for the children.

7.6 This proposal accords with the NPPF when considered as a whole and does not have any significant adverse impact which would demonstrably outweigh the benefits of granting planning permission.

7.7 TECHNICAL CONSIDERATIONS

Residential Amenity

The proposed do not compromise the amenity of adjacent properties.

Highways

The proposals will not have any significant or negative impact to the local highway.

8.0 SUMMARY

- 8.1 The application site is an appropriate location for the setting of the proposed use. The application will facilitate the employment of thirteen employees from the local area. The proposal will not have a negative impact to the local highway or amenity of adjacent properties.

The proposal accords with the policies of the Local Plan and the National Planning Policy Framework and it is respectfully requested that the application be supported and planning permission granted.