



RIGHT START HOLDINGS LTD

Proposed Use Supporting Statement

Lawful Development Certificate (Proposed Use) Application

Change of use from Class C3 residential dwelling to single-occupancy children's home

1. Overview of Proposed Use

This application seeks confirmation that the proposed use of the property as a single-occupancy children's home falls within Class C3(b) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and does not constitute a material change of use requiring planning permission.

The proposal involves the care and accommodation of **one child** aged 11 to 18 who is looked after by a regulated children's home provider operating under our holdings company as **Right Path Care Ltd**. The child will live at the property full-time, and the property will operate as their sole and permanent home.

2. Domestic and Residential Character Maintained

The property will retain its appearance, layout, and use as a standard single-family dwelling. There are **no proposed alterations to the external structure** or footprint of the property. Internally, all spaces will continue to be used as they would in any ordinary home – with bedrooms, kitchen, living area, bathroom, and dining facilities remaining in domestic use.

The home will be lived in by the child and cared for by two staff members who will operate on **48-hour shifts, including overnight stays**, mirroring the presence of adult family members. Staff will sleep at the property to provide a stable and familial atmosphere. This setup ensures the property continues to function in a way that is wholly consistent with the principles and character of a traditional household.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] d [REDACTED]

[REDACTED]



4. Quiet, Community-Sensitive Operation

We have carefully selected this location in a **low-crime, low-antisocial behaviour area**, ensuring that the home is situated in a peaceful residential neighbourhood well suited to the therapeutic, stable environment required by the child. There is no intent to distinguish the home from other residences in the area, and the child's integration into the community is a core part of the care approach.

There will be **minimal external impact**. Vehicle movements will be limited to shift changes and essential activities such as school transport or grocery shopping. No additional parking demand will arise beyond what is typical for a household of this size.

5. Compliance with C3(b) Use Class

Class C3(b) permits the use of a dwellinghouse by up to six people living together as a single household and receiving care. The proposed model – **one child and two carers on rota shifts** – falls comfortably within these parameters.

The use remains residential in scale, character, and function, and no material change of use arises. This position is supported by consistent appeal precedent, including:

- *North Devon DC v SSE [2003]* – confirmed no material change with staff working shifts;
 - *APP/L5810/X/21/3270995 (Richmond)* – LDC granted for a small children's home using a domestic staffing model;
 - *Crownhill Road Appeal* – use of a house for care with rotating staff was held not to alter residential character.
-

6. Conclusion

This is a modest, compassionate proposal that preserves the residential integrity of the site, supports a vulnerable young person, and contributes to a stable, family-like care environment. There will be **no institutional appearance, no significant comings and goings**, and no impact on the surrounding community beyond that of a standard household.

We respectfully request that the local authority confirms, by issuing a **Lawful Development Certificate**, that the proposed use is lawful and does not require planning permission.