



# RIGHT START HOLDINGS LTD

## Proposed Use Supporting Statement

Full Planning Permission (Change of Use) Application

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

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### 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 requires planning permission due to a material change of use from Class C3 to Class C2.

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.

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### 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.

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### 3. Staffing Model

At any given time, two staff members will be on-site to provide care and supervision for the child. Staff members operate on a rota basis and will change over in a discreet and organised manner to avoid disruption to the neighbourhood.

There will be **no commercial operations or visiting professionals** based at the property. All meetings or statutory reviews will take place **off-site** wherever possible, in accordance with Ofsted best practice for maintaining a child's privacy and integration into a typical residential setting.

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#### 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.

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#### 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 the proposed change of use represents a material change due to the introduction of a regulated care environment.

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#### 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 grants full planning permission for the proposed change of use from a Class C3 dwellinghouse to a solo-occupancy children's residential care home under Class C2.