

Appeal Supporting Summary – 15 Caton Close, Longridge

This document has been prepared to support the appeal submission following the refusal of the full planning application for the change of use of 15 Caton Close, Longridge (Ref: 3/2025/0713). We wish to summarise the full context of our proposal, the mitigating measures set out in our initial submission, and the further reassurances we are offering through this appeal process.

Planning Context

The proposed use of the property as a single-occupancy children's residential home is consistent with the C3 residential nature of the dwelling. No external or structural alterations are being proposed. The use is designed to replicate a standard family home in every possible way, providing a stable and supportive environment for one looked-after child.

Staffing and Vehicle Movements

As clearly set out in our submitted Operational Management Plan, the property would be staffed on a 2:1 basis with 48-hour shift patterns. This results in a staff changeover every two days involving a maximum of two vehicles during the transition. There is no overlap of staff beyond a brief handover period. This level of movement is no greater than what is expected from a typical household with multiple adults coming and going for work, school runs, shopping, or visits.

Additional Mitigation

To further address the concern raised in the officer's delegated report regarding staff transitions, we have proposed a staggered handover arrangement. This would allow the departing and arriving staff to arrive/leave at offset times, ensuring the parking demand never exceeds two vehicles at any one time and is seamlessly absorbed within the existing driveway provision.

Community Impact and Neighbour Reassurance

Since the initial submission, we have had the opportunity to speak with immediate neighbours. Following these conversations, it has become clear that a better understanding of the proposal and its minimal impact on the street has alleviated concerns. No complaints were received during the formal consultation, and no works have started on site prior to approval.

Policy and Precedent

The proposal is fully in line with national and local planning policies that support inclusive communities and small-scale residential care provision within established neighbourhoods. There are several appeal precedents and approved planning applications (submitted previously) that confirm low-impact, single-occupancy children's homes with shift-based carers do not result in unacceptable intensification of use.

Conclusion

We believe the decision to refuse the application underestimated the strength of the submitted supporting documents, management plan, and the extremely limited operational impact of the proposal. The arrangement is demonstrably less disruptive than many typical households. With our additional mitigation through staggered shifts, and the continued domestic character of the home, we respectfully request that the appeal be upheld and planning permission granted.