

Statement

Location: 61 HAVERING ROAD, LONDON, RM1 4QT

PROPOSAL

Application for a lawful development certificate (proposed) for the change of use from dwelling (Use C3(a)) to a care home for the support of six people (Use Class C3(b)).

SITE

The property is currently a two storey residential dwelling, with rear garden for amenity. Surrounding area is residential in character. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

MAIN ISSUES

A certificate of lawfulness of proposed use or development seeks to establish whether any proposed operations, development or use would require planning permission.

The issue of a certificate depends entirely on information about the proposed use/development and planning status of the building or other land and is not able to consider matters of public opinion. The main issue for the consideration in this application is whether the proposed use constitutes a material change of use of the dwelling house.

ASSESSMENT FOR C3(b) – Care Home

This is an application for a certificate of lawfulness for proposed use of the dwelling house into a Care home for six residents for ages between 18-65+ years.

The proposed use of the home is for the six residents living together as a single household where care is provided for them. There would be no carer staying overnight as there would be multiple shifts.

There will be a 24 hours shift pattern for giving care, as the maximum allowable working time for each care giver will be 12 hours. There will be adequate number of care-giver per service users depending on the individual care requirements of each service user, however it is currently assumed that 1 to 1 care will be adequate throughout the hours of 8am to 8pm.

It is currently programmed that there will be 1 waking night care-giver through the hours of 8pm to 8am. The support workers or carers would not reside at the application premises on permanent basis.

APPRAISAL

The Town and Country Planning defines Use Class C3(b) as: 'use as a dwellinghouse (whether or not as a sole or main residence) by not more than six residents living together as a single household where care is provided for residents.'

Article 2 of the Use Classes Order sets out that 'care' means personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs, or past or present mental disorder, and also includes the personal care of children and medical care and treatment

The proposal is to house 6 care-receivers of 18-65+ years of age. The running of the home will echo a regular family environment. There will be 6 bedrooms with en-suites in the property with a living, kitchen and dining. The mode of living is communal like any other family home.

The proposed layout is not congested and would enable the residents; while receiving care to live as normal lives as possible and in touch with the wider community. It can be ensured there is no increase in the number of comings and goings as would be expected from a single dwelling

Certificate is sought to emulate the care and support which these residents would normally receive in a family home environment. Residents would reside in the premises and would live together as a household.

CONCLUSION

Based upon the information submitted it is considered that the proposed use would operate as a care home. Thus, permission should be granted as it falls under all the guidelines of the Permitted Development Rights.