

Reference
SE 2522

Revision / Date
P01 25/07/2025

Flint Face Children
54 Doncaster Way Upminster
RM14 2PL

m 07824 69 69 90
e info@studioedition.co.uk

PLANNING STATEMENT

Introduction

This statement accompanies a full planning application for the change of use of the existing premises currently used as a private dwelling (C3) to a residential youth care home (C2 use).

The home will be run by a, Children and Young People Autism and Learning Disabilities Advocate. Having worked with children and young people with complex needs for more than 25 years, on a divine mission to achieve excellency in the care and support of autistic children and young people and those with a learning disability.

Her leadership roles among many includes being the Regional Clinical lead for autistic children and young people and those with a learning disability at NHS England. Her extensive leadership experience in supporting children and young people, has motivated her to put quality and personalised care and support at the forefront.

Site Context

The site comprises of a two storey semi-detached dwelling, set within an established residential area. There is a garden area to the rear and a parking court to the front of the property with adequate parking, with an additional parking space at the rear.

Historic Planning Applications

Approval was obtained for a loft conversion to the existing dwelling on 02-01-01 (ref. P1618.00) and a two storey side extension on 13-08-03 (ref. P1190.03).

The Proposal

The proposal is for the change of use of the existing premises from a dwelling (C3) to a residential youth care home (C2 use) for children with emotional and behavioural difficulties (EBD), learning disabilities (LD) and mental disorder (MD).

The care home would be Ofsted registered for upto three children aged between 07-18 years.

There will be at-least TWO member of staff on site, at all times, day and night.

Design

There are no proposed extensions or fenestration changes to the building which require planning consent.

Security cameras and an alarm system will be installed to ensure the occupants safety.

Architecture

Brief & Preparation | Concept Design | Developed Design | Detailed Design | Technical Design | Construction | Handover | In Use

Development

House Extension | Loft Conversion | New Build | Garage Conversion | Home Refurbishment | Painting & Decoration | Bathroom Renovation | Kitchen Renovation | Property Management | Handyman & Property Maintenance

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Car Parking

Car parking is provided to the front driveway of the premises, served by an existing pavement crossover. There are 2 parking spaces at the front of the property and 1 parking space at the rear. Electric charging point to be installed.

Waste Management

Refuse and recycling containers are provided, this will remain the same for the proposed use.

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