SharpePlan

SUPPORTING STATEMENT

2 BROOKWAY, RAINHAM, RM13 9HW

Proposal: Change of Use to Class C3(b) Supported Living Accommodation for Two Adults with Staff Care
Local Planning Authority: London Borough of Havering

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1. INTRODUCTION

This Supporting Statement has been prepared in support of an application for the use of 2 Brookway, Rainham, RM13 9HW as a small-scale supported living home within Use Class C3(b).

The proposal will provide a stable and supportive living environment for two adults aged 18 years and over. The residents will live together as a single household and receive support from care staff within a normal residential setting.

The proposal has been designed to provide long-term accommodation that promotes independence, wellbeing and community integration while maintaining the residential character of the property and surrounding area.

No external alterations are proposed.

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2. SITE DESCRIPTION

The application site comprises an existing residential dwelling located at 2 Brookway, Rainham, RM13 9HW within the administrative boundary of the London Borough of Havering. The property forms part of an established residential neighbourhood characterised by family housing, local open spaces and community facilities.

The property benefits from direct access from Brookway and includes two dedicated off-street parking spaces.

The surrounding area is predominantly residential in character and is well served by local facilities within Rainham. Residents have access to shops, healthcare services, community facilities and public open spaces, supporting independent day-to-day living.

The proposal will retain the property's residential appearance and function. No extensions, external works, signage or operational features normally associated with institutional accommodation are proposed.

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3. ACCOMMODATION

The property will provide accommodation for two adult residents living together as a single household.

The internal arrangement includes private bedrooms for residents together with shared living, dining, kitchen and bathroom facilities. Appropriate space is also provided for staff administration and overnight sleep-in support where required.

The accommodation has been designed to operate as a normal dwellinghouse environment and will provide a safe, comfortable and supportive home for the residents.

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4. OPERATIONAL MANAGEMENT

4.1 Care and Support Model

The property will operate as a supported living placement for two adults requiring varying levels of personal support and assistance.

Residents will occupy the property as their primary home and will be encouraged to live as independently as possible with support tailored to their assessed needs.

The property will not operate as a nursing home, residential institution, hostel, rehabilitation centre or healthcare facility.

4.2 Staffing Arrangements

Support will be provided through a 12-hour shift pattern operated by care staff.

The anticipated staffing arrangement is:

- Day Shift: 08:00 to 20:00

- Night Shift: 20:00 to 08:00

Only one care worker will normally be present at the property at any one time.

This arrangement provides continuous support while maintaining a low-intensity residential pattern of occupation consistent with a family dwelling.

4.3 Long-Term Occupation

The supported living arrangement is intended to provide stable, long-term accommodation.

The proposal will result in:

- Low resident turnover
- Low staff presence
- Limited visitor activity
- A settled residential environment

The scale and nature of occupation is comparable to that of a typical residential household.

4.4 Visitors

Family members and invited guests may visit residents from time to time in the same manner as any private dwelling.

Visits are expected to be limited in frequency and duration and will not generate significant levels of activity or disturbance.

4.5 Waste Management

Waste and recycling will be managed through the existing domestic refuse collection arrangements serving the property.

The use will not generate commercial waste or require specialist waste collection services.

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5. TRANSPORT AND PARKING MANAGEMENT PLAN

5.1 Sustainable Transport Accessibility

The property benefits from access to local public transport services.

The nearby Brookway bus stops are served by Route 372, providing connections to Rainham, Elm Park, Hornchurch and Lakeside. The route also provides access to Rainham Station and wider public transport connections.

Staff will be encouraged to utilise public transport, walking and cycling wherever practical.

5.2 Off-Street Parking Provision

The property benefits from two dedicated off-street parking spaces.

This parking provision is considered sufficient to accommodate the operational requirements of the supported living use, including:

- Parking for the on-duty staff member when required
- Occasional visitor parking
- Short-duration shift-change arrangements

The availability of dedicated off-street parking ensures there is no reliance on surrounding residential streets for routine operational parking.

5.3 Traffic Generation

The proposal is expected to generate very limited vehicle movements.

The principal movements associated with the use will relate to staff shift changes and occasional visitor arrivals.

Overall activity levels are anticipated to be comparable with those of a typical residential dwelling and will not materially impact local highway conditions.

5.4 Travel Management Measures

To encourage sustainable travel and minimise parking demand:

- Staff will be encouraged to use public transport where reasonably practicable.
- Off-street parking spaces will be utilised for operational parking requirements.
- Shift changes will be managed efficiently to avoid unnecessary vehicle movements.
- Visitors will be encouraged to use sustainable modes of transport where possible.

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6. IMPACT ON RESIDENTIAL AMENITY

The proposal represents a small-scale supported living arrangement within an existing residential property.

The use will retain the character and appearance of a normal dwelling house and will not introduce activities that would be uncharacteristic of the surrounding residential area.

The operation of the property will involve:

- Two permanent residents
- One care worker on duty at any one time
- Limited visitor activity
- No public access
- No institutional operations
- No external alterations

As a result, the proposal is not expected to give rise to unacceptable impacts in terms of noise, disturbance, parking demand or loss of residential amenity.

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7. CONCLUSION

The proposed use of 2 Brookway, Rainham, RM13 9HW as a Class C3(b) supported living home will provide high-quality accommodation for two adults within a settled residential environment.

The proposal maintains the residential character of the property, requires no external alterations and incorporates a low-intensity operational model with only one staff member on duty at any one time.

The property benefits from two dedicated off-street parking spaces and access to local public transport services, ensuring the proposal can operate without creating undue pressure on surrounding roads or neighbouring properties.

The development will meet an important social care need while preserving the amenity of neighbouring residents and remaining fully compatible with the established residential character of the area.

Accordingly, planning permission is respectfully requested.