

Planning Statement for the Change of Use of 184 Bancroft Way, Havant, PO9 3AN to a Small Children's Home

Introduction

This planning statement supports the application for the change of use of 184 Bancroft Way, Havant, PO9 3AN, from a residential dwelling (Use Class C3) to a small children's home (Use Class C2). The proposed children's home will provide care for up to 3 children aged between 8 and 16 years old, who will live at the property full-time under the supervision of professional carers.

Site Description

184 Bancroft Way is a semi-detached property located in a predominantly residential area. The property is situated within easy reach of local amenities, schools, healthcare facilities, and public transportation, making it an ideal location for a children's home.

Proposed Development

The proposal involves minimal physical changes to the property, ensuring it maintains its residential appearance. Internal modifications will be made to meet regulatory standards for children's homes, providing appropriate living, dining, educational, and recreational spaces. Three staff would be employed to work at the home.

Compliance with Local and National Planning Policies

National Planning Policy Framework (NPPF)

The NPPF emphasizes the importance of creating sustainable, inclusive, and mixed communities. The proposed children's home aligns with several key objectives of the NPPF, including:

- **Promoting Healthy and Safe Communities (Section 8):** The children's home will provide a safe and supportive environment for vulnerable children, contributing to their well-being and development.
- **Ensuring the Vitality of Town Centres (Section 7):** The location within a residential area ensures the children remain integrated into the community, fostering social inclusion and community cohesion.

Havant Borough Local Plan

The Havant Borough Local Plan outlines policies to ensure developments meet the needs of the community while preserving the character and amenities of the area.

- **Policy CS16 (High Quality Design):** The proposed use maintains the property's external appearance and character, ensuring it blends seamlessly with the surrounding residential area.
- **Policy CS18 (Provision of Community Infrastructure):** The children's home provides essential community infrastructure, supporting the well-being of vulnerable children within the borough.
- **Policy DM5 (Residential Amenity and Environmental Quality):** The proposed use will not result in any significant increase in noise, traffic, or other disturbances, ensuring the amenity of neighbouring residents is protected.

Supplementary Planning Documents (SPDs)

The Havant Borough Council's SPDs provide additional guidance on implementing local plan policies.

- **Housing SPD:** The proposal addresses the specific needs of a vulnerable group within the community, contributing to the overall housing mix and provision of specialist accommodation.
- **Design and Built Environment SPD:** The internal modifications adhere to design standards ensuring a high-quality living environment for the children.

Conclusion

The proposed change of use for 184 Bancroft Way to a small children's home is compliant with both national and local planning policies. The development will provide a vital community service, supporting the well-being of vulnerable children while maintaining the character and amenity of the local area. We respectfully request the approval of this planning application to enable the provision of much-needed specialist accommodation in Havant.