



**Change of use of premises from a
mixed use (B&B and dwelling)
to a Children's Home**

**193 London Road
Waterlooville
PO7 7RN**

DESIGN AND ACCESS STATEMENT

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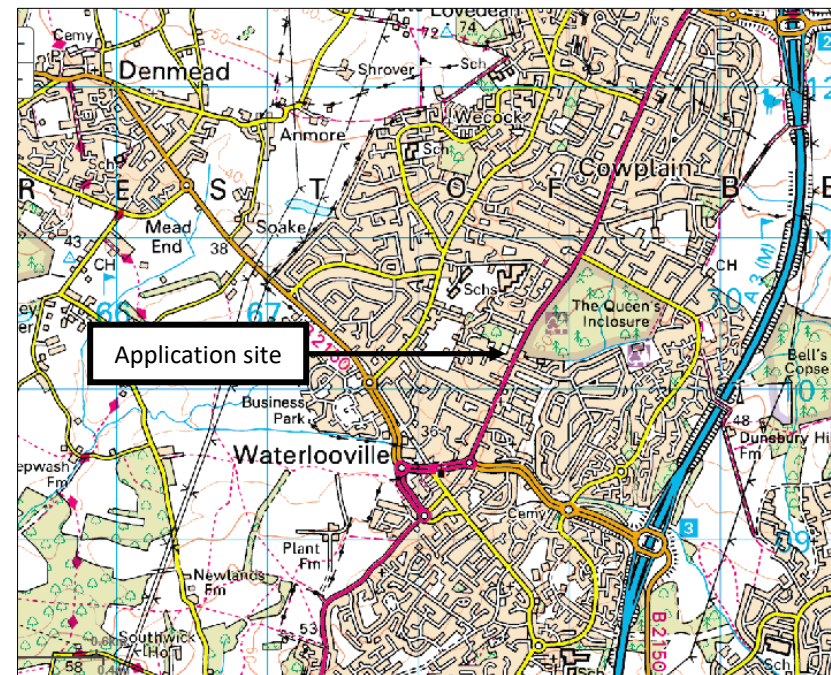
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1.0 INTRODUCTION

- 1.1 Southern Planning Practice Ltd has been instructed by New Haven (Waterlooville) Ltd to submit a planning application for the 'Change of use of premises from a mixed use (B&B and dwelling) to a Children's home' at 193 London Road, Waterlooville.
- 1.2 The company has recently bought the property and are proposing to turn it into a children's home as part of their growing portfolio of properties in southern England that are used as children's homes.
- 1.3 A number of appeal cases have determined that the change of use of a dwelling to a children's home is not a material change of use and therefore does not need planning permission. In this instance, however, as the property has been used as a Bed and Breakfast establishment, as well as a dwelling, it comprises a mixed use and therefore planning permission is required to change it to a children's home. Had the property just been a dwelling, then permission is unlikely to have been required and a certificate of lawfulness submitted instead.
- 1.4 The application seeks to demonstrate that the proposed change of use is acceptable when assessed against the current mixed use of the premises, which includes B&B use for up to 6 guests, as well as according with the Council's adopted local plan policies.

1.5 The application comprises the following documents / plans:

- This supporting statement
- Site Location Plan
- Block Plan
- Floor plan (existing)
- Floor plan (proposed)



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2.0 **SITE AND SURROUNDINGS**

2.1 193 London Road is a two storey detached property situated on the corner of London Road and Wallis Road, located centrally within Waterlooville.

2.2 The property mirrors the dwelling next door (No 195).



Location of property on the corner of London Road and Wallis Road

2.3 The property was formerly used as a Bed and Breakfast establishment known as 'New Haven'. At the time of purchase, workmen were residing in the detached outbuilding to the rear of the property, which has been converted into 4 bedrooms.

2.4 The property is well located to access local services and facilities. It is a 10 minute walk from the main commercial / shopping centre and is also close to a number of other local amenities, including Jubilee Park (play area), Park Wood and The Queens Inclosure (woodland). There are also a number of schools nearby, all within walking distance - Hart Plain Junior School, Cowplain Community School, Queen's Inclosure Primary School and Padnell Infant and Junior School's.

2.5 Outside the site there are bus stops on both sides of the road providing direct and regular bus services into Waterlooville and also to Purbrook, Havant and Clanfield.



Bus stops outside the site (on both sides of the road)

- 2.6 Surrounding properties are mostly residential, although there is a care home (Oakdene Residential Home at 197 London Road) and a nursing home (Two Beeches Nursing Home at 2 Wallis Road) close by.
- 2.7 The property is currently in a poor state of repair and in need of renovation (both inside and out).



View of property from Wallis Road

- 2.8 On the rear of the property there is a single storey pitched roof extension and a flat roof extension (with balcony railings).
- 2.9 The property has 4 en-suite bedrooms on the first floor, with 5 reception rooms on the ground floor, some of which have previously been used as bedrooms.

- 2.10 The approved plans for application ref: 91/56036 (see property history below) shows 6 bedrooms within the main house – 3 designated for use as Bed and Breakfast (2 double and 1 twin) and 3 family bedrooms. There is also a lounge for guests on the first floor.
- 2.11 At the rear of the property is a detached single storey outbuilding (formerly a triple garage) that contains a further 4 bedrooms.



Outbuilding and vehicular access (along Wallis Road)

- 2.12 In front of the outbuilding is a generous tarmaced parking area, with vehicular access off Wallis Road.
- 2.13 The property has a modest enclosed rear garden area.



Outbuilding



Rear garden



Existing parking area

Planning History

Application ref:	Description	Decision / date
91/56036	Use of part of premises for bed / breakfast	Granted; 16th May 1991

2.14 The approved plans for 91/56036 show 3 bedrooms (2 double and 1 twin) for B&B use, with 3 further family bedrooms. There is also a guest lounge on the first floor.

2.15 A condition limits the maximum number of guests to 6.

2.16 The approved block plan shows guest parking (4 spaces) at the rear of the property.

3.0 **PROPOSAL**

- 3.1 The proposal involves changing the use of the property from its current mixed use as a B&B and a dwelling to a children's home.
- 3.2 The home will accommodate up to 4 children aged from 7 up to 18. The children will have been in foster care or other institutions and have a variety of needs and behaviours. Once the children reach 18, they become legally responsible for themselves and will therefore move out or be moved on to other supported accommodation.
- 3.3 The aim is to provide a 'home' environment where the children, supported by care workers, will be able to live as a single household, sharing facilities and experiences and spending time together – like a family unit – in order to provide them with a settled and stable home life.
- 3.4 Each of the children will have their own en-suite bedroom, but will share the communal areas of the house such as the lounge / dining room, reception rooms, family room, garden, etc. Like most family units there would be house rules, including eating meals together around the table every evening.
- 3.5 The children will go to school / college during term time and will be dropped off and picked up by the care support workers.
- 3.6 The children will be encouraged to attend after school clubs and will be taken on days out at weekends, like most families.
- 3.7 Non-residential staff will supervise the residents on a 24 hour shift system. During school hours and overnight (10pm – 7am) there would be a maximum of 2 care support workers in the property. Outside of these hours there could be up to 3 care workers, depending on the number of children residing in the home and their care needs. There would also be regular visits from a supervisor or manager.
- 3.8 The staff will provide the children with care and support to meet their day to day requirements. This will include domestic duties, such as cooking, cleaning and washing, as well as providing individual care support and making sure the children get to school and picked up and attending any external appointments. There may occasionally be a need for a visit from a therapist or counsellor.
- 3.9 The property's layout is already well suited to use as a children's home, with 4 en-suite bedrooms on the first floor. On the ground floor there would be two staff rest / sleeping rooms, for staff members to use during the day and those staying in the property overnight. The rest of the rooms will be communal areas, e.g. kitchen, dining room, family room.
- 3.10 The only change to the interior of the property is the installation of an en-suite bathroom in one of the staff rest / sleeping rooms.
- 3.11 Externally, the only change would be replacing the French doors on the first floor that provides access to a flat roof balcony to a window. It is likely that the mock tudor cladding will also be removed, so the

property will be restored to its original rendered appearance (to match the neighbouring property).

- 3.12 The existing outbuilding would be converted into an office for staff and a games / activity room for the children.
- 3.13 The existing tarmaced parking area will be enlarged slightly and squared off to provide parking for at least 3 vehicles, although a 4th vehicle could also easily be accommodated within the site.
- 3.14 On-street parking is available outside the site along Wallis Road, where there are no parking restrictions.
- 3.15 The company actively seeks to employ local staff. Staff will have the option of arriving at the property by public transport or on foot or by bicycle. Not all staff with therefore have a vehicle.
- 3.16 The proximity of the property to schools, shops and local amenities means that these can all be accessed by children (and staff) on foot.

4.0 **POLICY**

National Planning Policy Framework

- 4.1 The following paragraphs of the revised National Planning Policy Framework 2019 are relevant:

<i>Achieving Sustainable Development</i>	<i>Para</i>
The purpose of the planning system is to contribute to the achievement of sustainable development.	7
There are three, interdependent, overarching objectives to sustainable development: economic, social and environmental, which need to be pursued in mutually supportive ways	8
They are not criteria against which every decision should be judged. Decisions should play an active role in guiding development towards sustainable solutions but in doing so should take local circumstances into account	9
At the heart of the Framework is a presumption in favour of sustainable development.	10

<i>The presumption in favour of sustainable development</i>	<i>Para</i>
Decisions should apply a presumption in favour of sustainable development. For decision-taking this means: • approving development proposals that accord with an up-to-date development plan without delay;	11

<i>The presumption in favour of sustainable development</i>	<i>Para</i>
LPA should approach decisions in a positive and creative way. They should use the full range of planning tools available... and work proactively with applicants to secure development that will improve economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible	38

<i>Making Effective Use of Land</i>	<i>Para</i>
Planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions	117
<i>Delivering a sufficient supply of homes</i>	<i>Para</i>
To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.	59

Development Plan

- 4.2 The development plan comprises the Havant Borough Core Strategy (2011).
- 4.3 The most relevant policies to this application are:

CS7 – Community Support and Inclusion

Planning permission will be granted for development that:

- 1. Has been informed and shaped by community and local stakeholder involvement in accordance with the Statement of Community Involvement.*
- 2. Provides educational and training improvements including Building Schools for the Future.*
- 3. Provides services for older people and other vulnerable groups, including Extra Care Facilities.*

Policy CS17 – Concentration and Distribution of Development within the Urban Areas

Development will be permitted that makes the most effective use of land in the borough, including prioritising development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.

DM7 – Elderly and Specialist Housing Provision

Within the defined urban areas development specific to the requirements of the elderly, people with disabilities or other forms of specialised supported housing provision will only be permitted provided that the following relevant criteria are met:

- 1. It is demonstrated that appropriate levels of on-site amenity space are accessible for residents' use which provides a satisfactory outlook for all residents.*
- 2. A setting for the building is provided which is in keeping with the surrounding area.*
- 3. Sufficient space for servicing is provided.*
- 4. Services that may generate noise and disturbance (such as laundry rooms, kitchens and refuse storage) are located and designed to avoid undue disturbance to the amenities of neighbouring properties.*
- 5. The development would not result in a concentration of such uses in one of the five areas of the borough or an over-concentration within each of these areas.*

4.4 Other relevant policies include:

- **DM13 – Car and Cycle Parking on Residential Development**

5.0 **RATIONALE FOR THE DEVELOPMENT**

Principle

- 5.1 The proposal involves the provision of specialist supported housing for children in need of settled accommodation in a central and sustainable location in the built-up area of Waterloooville.
- 5.2 As such, the principle of development complies with policies CS7, CS17 and DM7.

Impact on the character of the area

- 5.3 The site is located in an area of mainly large detached dwellings, although there are other forms of specialised supported housing already in close proximity, including a residential care home and a nursing home.
- 5.4 The size of the property will remain unchanged and will operate in much the same way as a family dwelling.
- 5.5 As a Bed and Breakfast establishment, the property would have experienced guests arriving and departing at different times of the day and associated levels of parking.

- 5.6 The property will be extensively renovated as part of the proposed change of use which will enhance its setting and appearance within the streetscene.

- 5.7 The proposal would therefore be in keeping with surrounding properties and with the overall character of the area and would not be out of kilter with surrounding land uses.

Impact on residential amenity

- 5.8 Daily activities will be very similar to how a dwelling functions, with the children getting up and going to school and enjoying downtime after school at weekends and in school holidays.
- 5.9 The coming and going of staff will be similar to the role of parents or Guardian's, taking the children to school and picking them up and looking after them, preparing meals and cleaning, etc.
- 5.10 There would be no material harm caused to neighbouring properties.

Parking / highways

- 5.11 The permitted use of the premises as a B&B included the parking of 4 guest vehicles.
- 5.12 The parking area will provide sufficient on-site parking to accommodate at least 3 vehicles, with a 4th vehicle also able to be accommodated.

5.13 There is also on-street parking available outside the site, along Wallis Road.

5.14 Traffic movements will be a similar level to a domestic dwelling and less than its permitted mixed used as a dwelling and a B&B.

5.15 The proposal therefore accords with policy DM13.

6.0 CONCLUSION

6.1 The proposed use of the former B&B establishment as a Children's home would be an acceptable use of the property that would be in keeping with the character and appearance of the area and not affect the amenities of neighbouring properties.

6.2 It complies with the adopted local plan and national policy and therefore planning permission should be granted.