

Report of the Head of Development Management and Building Control Committee Report – Application Report

Case Officer: **Emilie Bateman**

77170/APP/2024/1240

Date Application Valid:	08.05.24	Statutory / Agreed Determination Deadline:	10.09.24
Application Type:	Full	Ward:	Northwood

Applicant: **Ms Diana Ehigiamusoe**

Site Address: **36 Moor Park Road, Northwood**

Proposal: **Change of use from residential dwelling (Use Class C3) to Children’s Care Home (Use Class C2), to include a bike and bin store.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1** Full planning consent is sought for the change of use from C3 Residential Dwelling House to a C2 Children's Care home for up to 4 children.
- 1.2** The application is subject to a petition containing 176 signatures in objection to the proposal. The concerns raised within the petition are set out in more detail in Section 6 of this report, but in summary include impacts upon the local highway network and parking, crime and safety, noise and disturbance, environmental impact and loss of character.
- 1.3** The proposed development would result in a loss of C3 accommodation; however, a residential care home also serves as a form of residential accommodation for a specific section of the community. Furthermore, the proposed development would aid in meeting an identified need for C2 accommodation in the Borough and London as a whole. This has been demonstrated through the evidence provided by the Applicant and the comments received from both the Policy and Children's Social Care Team. This is a significant planning consideration which weighs in favour of the development.
- 1.4** It is considered that the proposed development would not have a detrimental impact on the character and appearance of the surrounding area or on highway safety. No significant external changes are proposed, and the property would continue to resemble a residential dwelling from the street scene integrating with the local residential character. Sufficient information has also been provided to demonstrate that the off-street parking within the site is capable of accommodating the needs of the staff without leading to disruption to the local highway. The proposal would not give rise to an increase in trip generation and the Highway's Officer has raised no objections subject to cycle storage and waste conditions.
- 1.5** The proposal would provide an appropriate living environment for future occupiers and would not unduly impact upon the residential amenity of neighbouring occupants. Sufficient internal space is provided for both staff and occupants of the home. A condition has been recommended that the care home have a maximum of 4 children staying overnight at any one time. This would ensure that the facilities are maintained to a satisfactory standard for occupants.
- 1.6** A management plan, noise management plan and Good Neighbour Policy has been submitted which demonstrates how the use would integrate within the local

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community without causing any significant harm to the wider neighbourhood in terms of comings and goings, noise and disturbance or anti-social behaviour. Given the modest size (maximum of 4 children) of the accommodation as well as the accompanying documentation, it is considered that the use would not cause any significant impact on the amenity of local residents and the wider community.

- 1.7 Due regard has been given to local residents' objections, including the petition against the application. However, it is concluded on balance, that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken. The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application site comprises a two-storey detached dwelling and detached single storey garage located within a generous plot along the northern side of Moor Park Road. The site is characterised by a generous front and rear private garden. The property is set back from the highway with off-street parking to the front for up to 5 vehicles.

- 2.2 The site is covered by TPO 141. The surrounding area is predominantly residential, characterised by mainly large, detached two storey dwelling houses which have been extended upon overtime. To the east of the site, St. Martins Preparatory School is situated (a couple of plots away from the site) which is a primary school facility for boys aged 3-13 years. The application site is not located within a Conservation Area and there are no heritage designations nearby.



Figure 1: Location Plan (application site edged red)



Figure 2: Block Plan



Figure 3: Street View Image of the Application Property

3 Proposal

- 3.1 Planning permission is sought for the change of use from residential dwelling (Use Class C3) to a C2 Children's care home. The proposed change of use would facilitate the provision of residential accommodation for up to four children between the ages 12 to 17 years old (Use Class C2). The intended service provider (New Chapters Homes) has set out within their planning statement their current management plan. It seeks to offer a care model that caters to the needs of local children in the Hillingdon area and its surrounds, enabling to maintain connections with their community, friends, and family.

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3.2 The proposal accommodation would be designed to cater for a maximum of 4 children providing specialised support for children facing emotional and behavioural challenges. The care provided would be 24 hours a day with a Senior Manager along with 3 workers on site during the daytime hours and 2 staff members during the night period. Bedrooms would be provided on the first floor with the ground floor providing living space and reception areas associated with the care home. No external alterations are proposed to facilitate the change of use. Additional external cycle storage and bin storage associated with the use would be situated along western side of the plot between the flank wall of the main building and the garage.



Figure 4: Proposed Elevations (please note – larger version of plan can be found in the Committee Plan Pack)

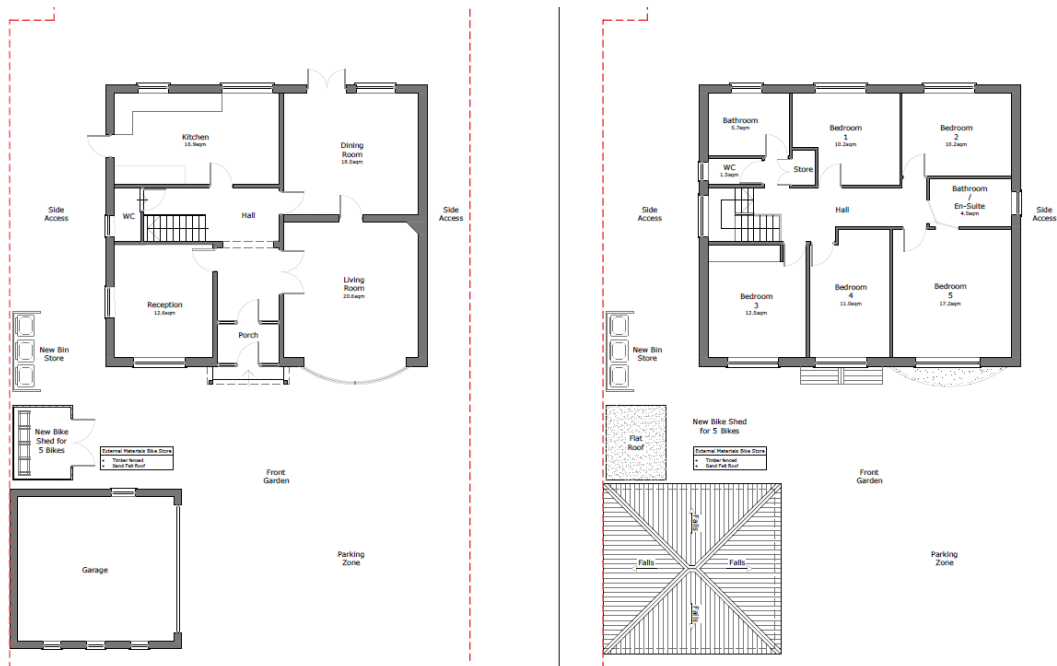


Figure 5: Proposed floor plans (please note – larger version of plan can be found in the Committee Plan Pack)

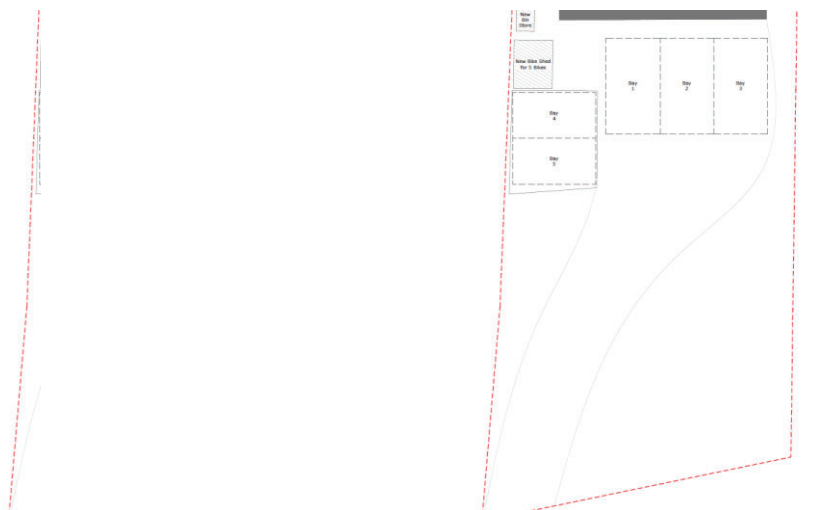


Figure 6: Proposed Car Park Layout Plan (please note – larger version of plan can be found in the Committee Plan Pack)

4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 4.2 It should be noted that planning permission was granted in 2022 (77170/APP/2022/1000) for a domestic extension comprising a side and front infill together with a roof conversion. This scheme has not been implemented to date and the current application does not incorporate this as a part of the design. The scheme provided extra internal living space and improved bedroom sizes. It does

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not lead to any additional bedrooms over and above the existing number of 5 bedrooms.

5 Planning Policy

5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

6.1 The adjoining neighbouring properties and Northwood Residents Association were consulted on 21st of May 2024 which expired on 12th June 2024.

6.2 It is noted that some representations were received after the expiry, however, all representations received have been considered.

6.3 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
A petition of 176 signatures has been received against the application	1. The proposed use is out of character with the neighbourhood	Discussed at paragraphs 7.10 and 7.18 of this report
	2. Anti-social behaviour will increase as this will be a place for children with emotional and behavioural difficulties	Discussed at paragraphs 7.63 – 7.70 of this report
	3. Safeguarding issue for pupils of nearby school	Discussed at paragraphs 7.68-7.70
	4. Noise and disturbance from comings and goings of staff and visitors will be ongoing in the evenings and weekends	Discussed at paragraphs 7.23 – 7.33

	5. Parking and traffic concerns – insufficient parking on-site for staff and visitors will invariably overflow onto road in a road covered with traffic management scheme	Discussed at paragraphs 7.41 to 7.48
	6. Pollution concerns with the additional vehicular movements and CO2 generation and other harmful gas emissions	The CO2 emissions would be similar to that of a typical C3 use. Also discussed at paragraphs 7.59 – 7.60
93 letters of objection have been received from a total of 74 individual households	I. Not in keeping and out of character. Negative visual impact on the area; change to the business which is different to the local character	Discussed at paragraphs 7.10 and 7.18 of this report
	II. Reduction in residential accommodation	Discussed at paragraphs 7.1-7.15 of this report
	III. Anti-social behaviour and safety concerns there is a pre-school next door adversely affect the children; safety and security; crime will increase; history of the site used for drug dealing;	Discussed at paragraphs 7.63 – 7.70 of this report
	IV. Potential Social Problems - safeguarding concerns for children; impact on local children; disrupt local schools; Neighbourhood would feel unsafe; older generation feel unsafe; lead to the increase in	Discussed and paragraphs 7.68-7.70 of this report

	the emergency services.	
	V.Traffic and parking concerns - lack of parking with very poor PTAL; constant flow of staff and visitors; Not enough parking for the care workers; extra pressures with school adjacent the property; Servicing of the building will cause parking and safety issues; constant traffic; Concern regarding children using bicycles and the safety.	Discussed at paragraphs 7.41 to 7.48
	VI.Environmental issues - Carbon Emissions from cars coming and going; additional pollution;	The CO2 emissions would be similar to that of a typical C3 use. Also discussed at paragraphs 7.59 – 7.60
	VII.Noise and disturbance - The existing road is very quiet, and the use would lead to an increase in noise and disturbance; noise from coming and going; intensification of the site by at least 12 people daily exceeding what's expected; Potentially 24-hour access for visitors.	Discussed at paragraphs 7.23 – 7.33
	VIII.Poor internal and external facilities; do not show adequate toilet and washing facilities;	Discussed at paragraphs 7.34-7.40

	<p>no garden space; insufficient services for the care home; current property not fit for the use – mould could impact on health of occupants; current infrastructure not designed to support the increased; no open spaces or parks within easy walking distance; private garden not big enough 21% of care homes below standards;</p>	
	<p>IX. Concerns regarding the current state of the property (proposal does not reference refurbishment)</p>	<p>The quality of the accommodation proposed is also discussed in paragraphs 7.34-7.40 While the proposal does not propose any extensions or refurbishment works which require planning permission, the home would be monitored by OFSTED who would ensure the home is adequate.</p>
	<p>X. Concerns regarding the history of the applicant / company</p>	<p>The applicant has provided a statement with regards to the teams' expertise and qualifications. In addition, the children's home would be monitored by OFSTED. An informative would also be attached reminding the application of the need to full comply with OFSTED standards.</p>
	<p>XI. Not being consulted</p>	<p>All adjoining neighbours were consulted by letter for 21 days.</p>
	<p>XII. Negatively impact property values</p>	<p>This is not a material planning consideration.</p>

	XIII.Alternative locations should be considered	The planning application is required to be assessed on its own merits
	XIV.Concerns regarding expansion of the site	There are no proposed extensions to the site.Each application is assessed on its own merits.
	XV.Overlooking / loss of privacy	Discussed in paragraph 7.21-7.22
	XVI.Concern regarding future HMO or conversion into flats	The proposal does not propose an HMO or flats.
	XVII.Lack of information regarding how many children, mixed or single sex	The management plan and supporting statements provides adequate information regarding the number of children and staff.
One representation was received in support of the proposal.	a. Supportive of helping children who require care	Noted.
Northwood Residents Association	<p>There is a school just three doors away. Given the intensive care to be provided, those in care could be a danger to the school children if they are able to leave the house without supervision, even if not permitted to do so.</p> <p>That also raises concerns that the level of care that is to be provided to future occupants will result in a facility with the potential for 24 hour 7 days a week noise disturbance to</p>	<p>Safety concerns of residents and children are discussed at paragraphs 7.63 and 7.70</p> <p>Noise concerns are discussed with 7.23 – 7.33 of the report. The applicant has also provided both a Noise Management Plan and Management Plan, the</p>

	adjoining residential properties including from comings and goings of staff, and it is considered doubtful that planning conditions could address such concerns.	details of have been conditioned.
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Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<p>Highways The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan (2020) Policies DMT 1, DMT 2 & DMT 6 and Policies T4, T5 and T6 of the London Plan (2021).</p> <p>Subject to details regarding EVCP being secured by condition.</p>	<p>A full and detailed assessment of the highway material considerations are set out in paragraphs 7.41 – 7.48 of this report.</p>
<p>Noise Planning Specialist Team Given the nature and context of the proposed development apparent from the information provided I do not consider noise and vibration to be a material planning issue.</p>	<p>Noted.</p>
<p>Access The plans in respect of this proposed Change of Use from a residential dwelling to a children's care home have been reviewed. The dwelling, as existing, was constructed prior to mainstream adoption of accessible housing standards. Given that the accommodation at present is fundamentally inaccessible to wheelchair users, there would be no loss of accessible accommodation if approved. It is also noted that the Change of Use application does not propose alterations to the dwelling house, and there is no planning requirement to make the children's home accessible to wheelchair users. However, the applicant should be advised of their obligation to make reasonable adjustments within the ambit of the Equality Act 2010, and the following informative should be attached to any approval:</p>	<p>Noted.</p>

<p>INFORMATIVE: The Equality Act 2010 seeks to protect people accessing goods, facilities, and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.</p>	
<p>Planning Policy Team</p> <p>The proposed use as Class C2 would result in the loss of the existing C3 use and a single family dwelling for which there is a significant need in the borough. The loss of housing and any other negative impacts would need to be balanced against the proposed use and its benefits.</p> <p>The proposal would not lead to an over concentration of similar uses. The application would benefit from providing more information on the need for this use in this particular location. The applicant has provided information to demonstrate that the care home will be integrated into the residential surrounding. The applicant has provided a transport and noise assessment. Details of their operations and how care will be provided have also been provided.</p> <p>The proposal is relatively small-scale and its operation is not expected to cause significant trip generation.</p> <p>The potential impact of the proposed use on residential amenity is not considered to be significantly greater than the existing C3 use.</p> <p>A key consideration to establish the acceptability of this proposal is whether the loss of family housing is outweighed by the benefits of a children’s care home in this location, also considering that the impact on residential amenity is likely to be minimal. It is also advised that the applicant provide more information on the need for a children’s care home in this particular location.</p> <p>Subject to receiving satisfactory information, the exceptional circumstances required by DMH1 to justify the loss of housing would be met.</p>	<p>The established need for this form of accommodation is discussed within paragraphs 7.6 – 7.9</p> <p>It is also noted that follow up comments from the Policy Officer clarified that a residential care home also serves as a form of residential accommodation itself and this would help meet the exceptional circumstances required to justify the loss of conventional C3 housing, as required by DMH1</p>
<p>Children's Social Care Team: From the children’s service’ perspective we know there is a need for</p>	<p>This confirms that there is an</p>

<p>residential children’s care homes nationally and locally and there are great benefits for Hillingdon children looked after to be living in the borough. Providing that the arrangements proposed are approved by OFTSED as the regulators, the Social Care team would support the application from the perspective of residential, homes sufficiency.</p>	<p>established need for residential children homes to alleviate pressure on accommodating Hillingdon children locally.</p>
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7 Planning Assessment

Principle of Development

- 7.1 Planning permission is sought for the change of use of a single two storey detached dwelling house (C3 residential unit) to a Children’s Care Home with a maximum of 4 children.
- 7.2 DMH 1 of the Local Plan seeks to resist the net loss of existing self-contained housing unless the housing is replaced with at least equivalent residential floorspace.
- 7.3 London Plan Policy H12 states 'The delivery, retention, and refurbishment of supported and specialised housing which meets an identified need should be supported. The form this takes will vary, and it should be designed to satisfy the requirements of the specific use or group it is intended for, whilst providing options within the accommodation offer for the diversity of London's population, including disabled Londoners (see Policy D7 Accessible housing) within a wider inclusive community setting. It lists accommodation for you people with support needs as one of the key groups where there is a need
- 7.4 London Plan (2021) para 4.13.14 states there to be an under provision of C2 accommodation across London as a whole and references the need to provide an average of 867 care home beds per year until 2029 in order to meet demand;

Locally, with regards to Sheltered Housing and Care Homes, Policy DMH 8 of the Hillingdon Local Plan Part 2 - Development Management Policies (2020) states:

A) The development of residential care homes and other types of supported housing will be permitted provided that:

- i) it would not lead to an over concentration of similar uses detrimental to residential character or amenity and complies with Policy DMH 4: Residential Conversions;
- ii) it caters for need identified in the Council's Housing Market Assessment, in a needs assessment of a recognised public body, or within an appropriate needs assessment and is deemed to be responding to the

needs identified by the Council or other recognised public body such as the Mental Health Trust;

iii) the accommodation is fully integrated into the residential surroundings; and

iv) in the case of sheltered housing, it is located near to shops and community facilities and is easily accessible by public transport.

B) Proposals for residential care establishments which fall under Use Class C2 must demonstrate that they would provide levels of care as defined in Article 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

7.5 The policy team had initially noted that the proposal would lead to a loss of one C3 residential dwelling which would normally be resisted unless there are exceptional circumstances which may include a demand for another policy need within the Development Plan. Further clarification with the Policy Officer confirmed that the proposed use as a residential care home provides a form of residential accommodation which would help meet the exceptional circumstances required to justify the loss of conventional C3 housing. This need for care home form of accommodation is also supported by the NPPF (Para 63), London Plan (Policy H12) and Local Plan Policies (DMH8) and listed above

7.6 Within the applicant's submission, it provides details of the need for children homes in England across all regions. The statistics provided indicate that by the year ending 31 March 2023, the number of children looked after (CLA) by Local Authorities in England increased by 2% to 83,840 continuing an increase in recent year. Across the entire country, the data also reports that there were 2,880 children's homes as of 31 March 2023 which registered 10,818 places. Although CLA would have other forms of accommodation and support from Local Planning Authority, these figures do demonstrate a significant shortfall in places nationwide. The data also highlights that the number of children's homes increased are unevenly distributed with the Northwest region having the most children's homes (746 homes) while London region having fewest settings (164 homes which provide 787 children places to support the entire London region. (Data taken from New Chapter Homes Management Plan figure as of March 2023)

7.7 The data does provide more context on the overall need for this form of residential accommodation which is also backed by the figures within Policy H12 of the London Plan policies. The Council's Children's Social Care Team has recognised the need for residential children's homes both nationally and locally which would provide great benefits for Hillingdon children and ensure they can be looked after and to be living within the borough.

7.8 The Children's Social Care Team would support the application subject to the property being approved by OFSTED regulators. Such facilities would ensure that local provision for individual children's home services support local children within their own locality rather than having to move out of the borough. It supports family

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reunification and education of children and young people as well as contributing to the Council's strategy for developing-services locally for local children. As such Officers are satisfied that part ii) of policy H8 of the Hillingdon Local Plan Part 2 - Development Management Policies (2020) has been demonstrated through evidence provided by the applicant and feedback from Children's Social Care Team.

- 7.9 The proposal would not lead to an over concentration of similar uses. The proposed application would provide living accommodation for children between the ages of 12-17 years. A planning history search of the immediate area suggests that there are no similar uses within close proximity of the site. The Policy team have also accepted that the change of use would not lead to an overconcentration of C2 uses in the area. This is also backed by the figures which demonstrate a shortfall of such forms of accommodation.
- 7.10 The property is already existing, and the proposal would not involve any external changes that may impact the residential character. The current dwelling is a detached property on a large plot with sufficient space to the front and rear garden. It provides a leafy setting with large mature trees and hedging surrounding the curtilage to the front of the site and ample room for off-street parking. Whilst it is noted that the C2 Care Home would be a commercially operated use, it is not be akin to a commercial premises on a high street. Its fundamental aim would be to provide residential accommodation for a vulnerable section of Hillingdon local population. As such, Officers are satisfied that the change of use would not impact the local character. It would continue to resemble a dwelling house from the front. As the facility is situated within a detached property, noise levels are expected to remain within the typical levels expected from a dwelling house. Noise associated with the use is discussed further within the amenity section of the report. Its overall location and size would ensure that the use would integrate within the residential surroundings. Access to local shops, community facilities and transport links would be within short walking distance
- 7.11 The information submitted also confirms that the facility would meet Part B of DMH8 where the use would fall under the Use Class C2 defined in Article 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The company New Chapters Homes would run the facility and their management plan confirm it *would offer a care model that caters to the needs of local children in the Hillingdon area enabling them to maintain connections with their community, friends, and family.*
- 7.12 It would cater for four children aged 12 to 17 with a focus on children facing emotional and behavioural challenges. The aim would be to provide a nurturing environment where children can find stability, guidance, and the resources they need to navigate life successfully, promoting their health and development and fostering positive outcomes

Conclusion (Principle)

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- 7.13 It is acknowledged that the change of use would lead to the loss of one family sized residential unit for which there is a significant need in the borough. Safeguarding of existing housing stock is a priority unless there are exceptional circumstances that would support any net loss. However, it is also acknowledged that the provision of a Care home facility for children provides a form of residential accommodation that would meet the exceptional circumstances test and the Policy Team have recognised this within their additional comments provided.
- 7.14 Paragraph 4.5 of the Development Management Policies recognises this and states that exceptional circumstances may exist which outweigh the loss of residential units and deliver other Local Plan policy objectives. As noted, there are other policy objections in play both in London Plan and Hillingdon Local Plan which require the delivery of sheltered housing and care homes to meet the need for this form of accommodation. The Children's Social Care Team have confirmed that there is a need for such facility to serve the needs of Hillingdon Children. This is also backed by national and local data which shows the pressures on childcare provision and the need for additional facilities.
- 7.15 Taking into consideration all of the above, the proposal is considered to comply with the objectives of the relevant planning policies

Design / Impact on the Character and Appearance of the Area

- 7.16 Hillingdon Local Plan Part 1: Strategic Policies (2012) Policy BE1 states 'The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.'
- 7.17 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: 'All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment.'
- 7.18 No changes are proposed to the internal layout of the host property nor are changes proposed to their external finishes of the property. A bike store has been proposed in the front garden area for 5 bicycles, which would be constructed of

timber materials and sited next to the detached garage out of view from the street scene. The bike store would measure 2.5m depth by 2m width with a maximum height of 2m. Additionally, a bin store would be situated adjacent this store, extending along the western flank of the property. This bin store would accommodate 3 large bins and would measure 2.7m in depth by 0.95m in width with a similar height of 2m.

- 7.19 Both stores would be finished in a timber frame design which would be discretely located to the flank and side of the property. Its overall location would not visually impact on the existing building and the wider street scene. An access way would be maintained from the front of the property to the rear garden which is welcomed. Having regard to the overall location, materials and scale, the proposed additional storage structures would appear subordinate and proportionate to their location and are considered acceptable. It is considered that the proposal would not cause harm to the character and appearance of the host dwelling and the surrounding area. The proposal therefore accords with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Residential Amenity

- 7.20 Local Plan Policy DMHB 11 sets out design guidance for all new development in the borough. Part B of the policy states 'development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space'. Guidance for Policy DMHB 11 states 'The Council will aim to ensure that there is sufficient privacy for residents, and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces'.
- 7.21 Paragraph 135 (f) of the NPPF (2023) states that new development should seek to 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'.
- 7.22 Apart from the bin and cycle storage facilities, there are no other external changes to the property which would lead to any adverse impact on the adjoining neighbouring properties in terms of daylight sunlight, loss of outlook, sense of enclosure or overlooking concerns. Both structures are located discretely and would not cause any harm to the adjoining neighbours given their modest overall size and height. In terms of the use, there would be no loss of privacy or overlooking concerns over and above the existing circumstances. It must be noted that the property has no windows that cause window to window overlooking. The flank windows at first floor that face onto Nos 34a, and 38 Moor Park Road would all serve non-habitable either serving a toilet or stairwell. The secondary window serving the staff reception at ground floor would be existing and set sufficient distance in from the boundary to impact adjoining neighbours. As such, Officers

are satisfied that these elements would not harm the adjoining neighbour's amenity.

Noise and Disturbance

- 7.23 The main amenity concern would relate to the use of the building and the potential impact this may have on the adjoining and wider neighbourhood in terms of comings and goings as well as noise and disturbance from its use. This is noted through the consultation process where several concerns were raised regarding noise from the potential use and the coming and goings from the property.
- 7.24 The application has been accompanied by several pieces of documentation detailing how the C2 proposed children's care home would manage noise. These details document guidance for staff on managing noise as well as how the use would be managed and integrated within the community without causing disruption to the local neighbours or the wider area. The accompanying documentation includes
- Management Statement for the Control of Noise
 - Noise Management Plan
 - Good Neighbour Policy
- 7.25 The Noise Management Plan provides a supporting plan on how the use would operate and includes the following measure which will mitigate potential noise impacts. These measures include the following (amongst other things)
- Educating staff about controlling noisy behaviour to comply with noise limits.
 - Make a complaints procedure available; provide neighbours with contact information to report noise.
 - Regular communication between house manager and the neighbours
 - Ensure double glazing remains installed on openings to minimise noise transmission.
- 7.26 The good neighbour policy submitted sets out policies which the care home would introduce to establish positive links with the local community. These includes maintaining clear point of contact and complaints procedure and potentially considering involvement within neighbourhood watch scheme. As part of integrating the use within the neighbourhood, maintenance of the property appearance and maintaining appropriate boundaries and fences ensuring privacy and security is maintained between adjoining neighbours
- 7.27 The submitted Management statement further elaborates on the site specifics associated with 36 Moor Park and aligns with the protocols set out within the Noise Management Plan and Good Neighbour Policy documents. It indicates that the property would cater for up to 4 children with emotional and behavioural difficulties with a staff ratio of two adults to one child will be maintained, however children with low level needs will have support from 1 key worker. There will be a Senior Manager along with three staff on site during the day and two staff

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members during the night. In addition, while the facility has the capacity for up to 4 children, the risk management and individual needs of each child will determine the number of children accommodated at any given time, ensuring that the facility remains within its capacity and maintains a suitable staff-to-child ratio. The care home would be staffed 24 hours a day, seven days a week.

- 7.28 The document also provides detail of staff bedroom facilities and staff reception area which is in close proximity to both the children's bedroom quarters and the living spaces. The layout of the staff spaces would ensure that noise generated internally from the care accommodation can be managed by the staff on duty. Officers also consider that a restriction on the number of children accommodated at the care home to four would also ensure that the use would not lead to an over intensification of the property over and above the typical family home. This condition would further mitigate any potential increase in noise levels from the use. The management document also highlights that the staff would receive comprehensive training to promote the safety, welfare and social integration of the children under their care and thereby help reduce potential disruptions within the community.
- 7.29 The management plan notes that visitors to the premises would be limited to 09:00-18:00 where possible with prior arrangement with the management team for visiting outside these times. Given that this use would be the primary residential home for these children, it would not be reasonable to condition the hours of visitation in this instance to these daytime hours. Compliance with the management plan and ensuring any visitors outside the normal visiting hours are discussed with management would be sufficient to ensure of a level of control on evening time visitation without compromising the occupant's living standards as well as adjoining residents living standards.
- 7.30 Further concerns have been raised by the comings and goings of staff and the potential disturbance from shift change and servicing of the site. It has been demonstrated through the site plan that there is sufficient onsite parking for up to 5 vehicles at the site with the existing garage (providing parking for 2 cars) and 3 cars to be parked to the front of the property. Based on the number of staff both during nighttime and daytime shifts, there would be no need for street parking. This is also based on the assumption that all staff would require a car parking space which may not be the case. Furthermore, as the use relates to minors who would not have car parking needs, it further ensures that the impact from comings and goings of staff would be within the site itself with limited impact on the wider neighbourhood.
- 7.31 The majority of movement would be contained to within the building and within the site frontage. Whilst children may play in the rear garden, it is not considered that this would lead to such additional noise and disturbance than would arise from an active family unit undertaking normal play or recreation based activities in their gardens. The activity within the building itself is also unlikely to give rise to undue audible noise or disturbance. The Noise Control Plan provided also demonstrates that staff would be trained up to actively work to keep noise levels to a minimum

including prohibiting loud music from home at any time day or night, encouraging children to enjoy garden while ensuring that excessive noise avoided.

- 7.32 Based on the information provided and the modest scale of the use, Officers are satisfied that the proposal would not cause a harmful impact on the local residents' amenity from a noise and disturbance perspective. It must also be noted that the Acoustic Officer has been consulted and raised no objections or concerns regarding the proposed use. In light of the small scale of the proposed use, it is considered that the number of people present would not be dissimilar to a residential dwelling and the comings and goings to the property would not be out of keeping with a residential area. The documentation provides clear guidance and protocol for the company and staff in dealing with noise the premises does not impact the wider community and being a "Good Neighbour."
- 7.33 Taking into consideration the above, the proposed development is considered to have an acceptable impact on the amenities of surrounding residential properties. The proposed development is therefore considered to comply with Policy DMHB 11 and NPPF (2023) paragraph 135 in this respect.

Quality of Residential Accommodation (Internal and External)

- 7.34 Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment. Policy D6 of the London Plan (2021) states that housing development should be of high quality design and provide adequately sized rooms.
- 7.35 The proposed care home includes 4 bedrooms for the children and one additional bedroom for staff on the night shift. Each bedroom would be of suitable size (minimum size 10.2m up to 17.2 sq.m in size) with unimpeded outlook and access to natural light for its residents. Residents would also have access to a shared bathroom and living space. The living space is situated at ground floor and comprises living room (20.6sqm), Dining Room (18.5sq.m and Kitchen (16.9sq.m). A further reception room would be used by staff overseeing the care facility. The overall size and layout of the living space is sufficient and generous given the home would accommodate 4 children. The shared residential environment is considered to be fit for purpose as it comprises numerous shared and private spaces for the site's future residents and workers.
- 7.36 Taking into consideration the above, the proposal is considered to provide an acceptable level of amenity for its future users. It is considered that all the proposed habitable rooms, would be of an adequate size, and maintain an adequate outlook and source of natural light, therefore complying with Policy DMHB16 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) and Policy D6 of the London Plan (2021).

- 7.37 Policy DMHB 18: Private Outdoor Amenity Space states that applications for residential development should provide adequate levels of private, well designed and located amenity space.
- 7.38 There are no specific private amenity space standards for C2 uses in the Local Plan however given that this is a form of residential accommodation would be a primary residence for children, it would be important to provide sufficient private amenity space. The site plot itself is significant in size with a large frontage and rear garden of approximately 140sqm in area. This would be over and above the 100 sqm private amenity space required for dwellings with 4 bedrooms and over. The overall standard of this private amenity space is considered acceptable for the level of occupancy. The site is already landscaped with several mature trees which also add to the aesthetics of the property and is also recognised how trees and nature can contribute to overall health benefits. Officers are therefore satisfied that the private amenity space is of a suitable standard for future occupants of the childcare home.
- 7.39 In terms of wider public spaces and services, there are several larger public amenity spaces and services within Northwood area that are easily accessible from the property. Northwood underground station would be approximately 15–20-minute walk from the site and several bus routes in closer proximity. It is therefore considered that the level of private amenity space as well as the location provides a suitable level of recreational space for future occupiers. within the walking distance of the site for recreation.
- 7.40 Overall, the standards of accommodation would therefore be considered acceptable given the internal layout, private amenity space and location. Furthermore, in terms of ensuring an acceptable quality of accommodation and care for future occupiers would be subject to controls and regulation outside of the planning system. The homes would be registered with Ofsted who would ensure that adequate levels of care are provided for future residents

Highways and Parking

- 7.41 The site is located on an adopted roadway within a residential catchment devoid of parking controls. The address fails to score a public transport accessibility level (PTAL) rating suggesting a very high dependency on the use of private motor transport to and from the site.
- 7.42 It is proposed to convert an existing single tenure detached residential 5-bedroom house to a residential care home catering for up to 4 children/young adults with 3 staff in attendance at any one time. The frontage area is generous in scale and can potentially accommodate in excess of half-a-dozen vehicles arranged in an informal fashion accessed from an established carriageway crossing. The application proposed car parking plan indicates five spaces with two housed within an existing double garage. The overall level of off-street parking provision is therefore sufficient to accommodate the needs of the staff without relying on street parking.

Electric Vehicle Charging Points (EVCP's)

- 7.43 In accord with the Local Plan: Part 2 DMT 6 policy and parking standard, there is a requirement for EVCPs which would equate to a minimum facility of 5% of the total parking quantum for 'active' provision with a further 5% acting as 'passive' provision for future activation. The proposal should incorporate 1 'active' and 1 'passive' space to futureproof for anticipated demand, this aspect would be secured by planning condition (Condition 7).

Cycle Parking and safety

- 7.44 In terms of cycle parking, a bike store is provided to the front adjacent to the existing garage. This store would accommodate up to 5 bicycles. The nominal requirements of two secure and accessible spaces are met and the proposal conforms to the relevant regional parking standard. Concerns have been raised during the consultation regarding the potential risk of children on bicycles. There is more emphasis on promoting sustainable forms of transport including cycling from a planning policy perspective. There is no age restriction within the Highway Code preventing children from cycling on Public Highways. The onus would be on the guardians or care workers to ensure that children are educated on the Highway Code before using the Highway. It is also important that the children are fully trained and a capable cyclist. The Highway's Officer has not raised this as a safety concern.

Vehicular Trip Generation

- 7.45 Local Plan: Part 2 Policies - DMT 1 and DMT 2 require the council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.
- 7.46 The applicant has submitted a Transport Statement in support of the scheme. Within this statement, it provides comparable data from the existing Vehicle Trip Generation from the existing residential dwelling and the proposed use. The average vehicle movements across a typical day would amount to 4 vehicle movements related to the dwelling house. Given the use would involve the care of children, the level of trip movements associated with the property would not be too dissimilar to the existing arrangement due to the reduced need for driving by occupants. Three staff members will be on-site at all times, and it is considered that adequate off-street cycle and car parking exists to accommodate any demand that arises. No objections have been received from the Highway's Officer in regard the data and the potential level of movements.
- 7.47 Officers are also satisfied that the use would not cause significant disturbance to the wider neighbourhood from deliveries and servicing of the use. Deliveries would take place from the highway in accordance with the current practices on Moor Park Road. The level of movement associated with visitation from friends, family

members and other professionals is also likely to be accommodated off-street given that there are 5 vehicle spaces available with 3 staff members on site.

- 7.48 Owing to the relatively small-scale of the scheme combined with the 'low traffic generator' user profile (inclusive of infrequent visits/servicing) typically associated with care homes, the proposal would not be expected to generate measurable traffic burden on the surrounding roadways both during and outside of the most sensitive and therefore crucial peak morning and late afternoon/evening hours given the anticipated low car usage levels which can, therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

Refuse Collection

- 7.49 Refuse collection would continue via the roadway and bin storage placement should generally be within 10m of the collection point on the public highway to accord with the council's maximum waste collection distance standard. Although the bin store area is shown in proximity of build which exceeds the above distance parameter, it is reasonable to anticipate that refuse collection would continue, as is the case at present, without undue impediment owing to an informal arrangement whereby refuse is moved towards the highway on collection days. Details regarding the bin store would be secured by condition.

Accessibility

- 7.50 Policy D5 of The London Plan (2021) states: Development proposal should achieve the highest standards of accessible and inclusive design. The Access Officer has raised no objections to the proposal. The dwelling was constructed prior to the adoption of accessible housing standards, and it would therefore not be reasonable to insist on provision of current accessible standards given that there is no operational development proposed that could help achieve these standards. The Access Officer also noted that there is no planning requirement to make the children's home accessible to wheelchair users. However, an Informative is recommended reminding the applicant of the need to comply with the requirements within the Equality Act 2010.

Trees and Landscaping

- 7.51 Policy D5 of the London Plan (2021) states that development proposals should integrate green infrastructure to contribute to urban greening, including the public realm. Policy DMHB 14 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) requires that all development retains or enhances existing landscaping, trees, and biodiversity.
- 7.52 The trees within and surrounding the application site are subject to Tree Preservation Orders (TPOs). The application has been accompanied by a Tree Safety Report. A survey on all the trees within the site had been carried out prior to submitting the application. The report confirms that there would be no remedial works required and the trees within the site are within sound or good structural

condition. In terms of the application, the proposed bin and cycle storage structure would be light weight structures with no need for foundations. There are no trees within the immediate area of these structures that would be affected.

- 7.53 Whilst no landscaping is proposed, Officers would highlight that the site contains significant mature tree growth on site and generous garden to the rear. There are no proposed changes to this existing landscaping which is considered appropriate given the prevailing leafy character of the area.

Ecology

- 7.54 The Environment Act 2021 has established that all planning permissions granted in England must deliver at least 10% biodiversity net gain (BNG) from January 2024. Paragraph 174 of the NPPF (2023) also states that planning decisions should contribute to and enhance the natural and local environment by: d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. This is supported by Policy G6 of the London Plan (2021) and Policy DMEI 7 of the Hillingdon Local Plan: Part 2 (2020).
- 7.55 There are a number of exemptions for biodiversity net gain requirements. This includes a development that does not impact a priority habitat and impacts less than:
- 25 square metres (5m by 5m) of on-site habitat; and
 - 5 metres of on-site linear habitats such as hedgerows.

This exemption applies to the proposed development as there is no additional floorspace proposed. The development does not deliver any biodiversity value and it is considered to be acceptable in this instance.

Flooding and Drainage

- 7.56 Policy SI12 and SI13 of the London Plan (2021) require, in summary, that flood risk is minimised and mitigated, and that surface water runoff is managed close to source. Policy DMEI 9 and Policy DMEI 10 of the Hillingdon Local Plan: Part Two Development Management Policies (2020) require, in summary, that flood risk is mitigated and proposals that increase the risk of flooding or which fail to make adequate provision to control surface water runoff will be refused.
- 7.57 The application is in Flood Zone 1 (low risk) and is not in a critical drainage area. Given there is no additional floorspace proposed the proposal would remain in accordance with Policy DMEI 10.

Land Contamination

- 7.58 The site is not located within an area identified as being subject to potential land contamination.

Carbon Emissions and other Environmental concerns

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- 7.59 The representation received during the consultation with the public and petition received have raised concerns regarding carbon emissions and other environmental concerns from the change of use and potential increase in number of trips generated. The Transport Statement submitted has provided some evidence that the level of trips to and from the property would not be too dissimilar to those the existing dwelling house. The Highway's Officer has not disputed this. Whilst there would be a push towards more sustainable forms of transport including walking, cycling and non-carbon cars, it is envisaged that the modest nature of the use is unlikely to lead to a significant increase in carbon emissions over and above the current circumstances. The Planning Statement also highlights that other modes of transport including bus stops are situated within an 8-minute walk of the site. promotes forms of sustainable travel and highlights locations of nearest bus routes and other transport links.
- 7.60 The applicant has also provided an additional statement indicating their commitment to reducing carbon footprint and implementing ongoing initiatives as well as supporting Hillingdon Climate Strategy. The applicant states they will encourage the use of public transportation, carpooling, cycling and walking which will help to reduce carbon footprint and alleviate congestion. As part of incentives, they would help facilitate a carpooling scheme for staff where possible as well as promoting flexible working arrangement for administrative staff. Further measure which may also contribute towards reducing carbon footprint would include recruiting locally. These measures as well as the modest scale of the care home would ensure the use would aim reduce carbon emissions in line with both local and national policies.

Noise

- 7.61 Policy D14 of the London Plan (2021) requires that proposals minimise noise pollution and Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) promotes the maximum possible reduction in noise levels and seeks to ensure that noise impacts can be adequately controlled and mitigated.
- 7.62 Noise and disturbance from the proposed change of use is dealt with in detail within the amenity section of the report. Given the proposed use and separation distances between the detached dwellings along Moor Park Road together with the large enclosed front curtilage, it is unlikely that the change of use would result in any adverse impacts in terms of noise and disturbance to neighbouring dwellings. The application is supported by a 'Noise Management Plan' and 'Management Statement for The Control of Noise' which have been reviewed by the Council's Noise Officer who has raised no objections.

Other issues raised (Anti-social, security, crime and other social issues)

- 7.63 It is noted that a large number of representations have been received which raised concerns regarding anti-social behaviour, potential crime and community safety. Other social matters raised include the safeguarding of children both locally and within the property itself.

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7.64 Both previous legal and appeal decisions have confirmed that the fear of crime should only be considered a material planning consideration in cases where evidence exists that the associated development would likely increase crime. In this application, there is no substantiated evidence submitted that indicates that crime might increase if the application were permitted.

7.65 Officers would note that appeal decisions on the fear of crime/anti-social behaviour have also taken this view. In the appeal decision APP/R5510/C/21/3266292 – (31 Frithwood Avenue Northwood). Within the appeal decision the Inspectorate noted that the fear of crime can be a material consideration however there must be some reasonable evidential basis for that fear. In terms of anti-social behaviour, it was concluded that there was insufficient evidence that ongoing behavioural issues associated with the use were not resolved by the carers.

“Drawing there points together, I am not satisfied that it has been shown that the care home use results in greater incidence of crime or anti-social behaviour not that a Site Management Plan is necessary to control the use to address any perception of such impacts.” (Planning Inspectorate Appeal Decision APP/R5510/C/21/3266292 dated 1st August 2022)

7.66 Whilst Officers do not dismiss the concerns raised by local residents on the potential impact in regards anti-social behaviour and crime, there is no evidence to suggest that this would take place. Furthermore, the applicant has made efforts to address such concerns with the documentation submitted. The “Good Neighbour Policy” aims to provide staff at the care centre with guidance on how to integrate their facility within the local community.

7.67 This document includes references to risk assessments, collaboration with local law enforcement agencies, maintaining effective communication and dealing with complaints appropriately. This provides additional comfort to Officers, that correct protocols and procedures would be complied by in the case of any potential crime or anti-social behaviour. As such, the proposed development is not considered to compromise the security of the application site, adjoining sites or the wider community.

Safety concerns of local residents and children

7.68 The facility would cater for a maximum of 4 children. The children in question would be from a vulnerable section of the community and the facility will provide specialised support for emotional and behavioural challenges. The facility would be staffed 24 hours a day with a minimum of 3 persons that would be specially trained to support the occupants. The management statement also highlights that individual children would be assessed on their the suitability of the home environment and its compatibility with the wider community will be considered.

7.69 Similarly to the above, whilst there are concerns from the community on safety of older residents and local children including the proximity to the St Martin’s

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School, there is no evidence to suggest those occupants would lead to a greater risk to the community. The applicant has also provided further answers to these concerns. They state that children who are looked after are not generally excluded from mainstream schools and are not considered a safeguarding risk to children who are not in care. The children would not generally be excluded from mainstream education and would be expected to attend school either in the area or educated virtually. The children would also be supervised within the property and would be educated on structure and routine to become a productive member of society.

- 7.70 The overall size of the property both internally and externally ensures that there is sufficient space for the children to be nurtured within a suitable form of accommodation which would help with any behaviour issues. The applicant does not expect that the routine of the wider neighbourhood would be infringed upon by the change of use. Based on the information provided and the level of supervision on site, Officers are satisfied that the use would not lead to a safety issue to the wider neighbourhood including the nearby school.

Other social matters

- 7.71 It is important to recognise that whilst the planning merits of the case are being determined under the current application, the care home would also need to meet the strict criteria set out by Ofsted. The Council's Children's Social Care Team welcome this proposal given that there is a significant need for residential children homes locally. The care home would be subject to approval by the regulator Ofsted who ensure that the appropriate safeguarding measures for children are in place before the facility can be fully operational.

8 Other Matters

8.1 Human Rights

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

8.2 Equality

Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

8.3 Local Finance Considerations and CIL

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There is no additional floorspace proposed. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

- 9.1** The proposed development would result in a loss of C3 accommodation, however a residential care home also serves as a form of residential accommodation itself and this would help meet the exceptional circumstances required to justify the loss of conventional C3 housing, as required by DMH1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020)
- 9.2** The proposal would contribute towards addressing an underlying need for C2 accommodation in Hillingdon and London overall on-balance the principle of development is considered to be acceptable. Sufficient information has been received demonstrating that there is a local need for children care homes to ensure local vulnerable children can remain within the local area or borough. Given the use continues to provide a form of residential accommodation, the loss of one residential dwelling would therefore be acceptable in this instance
- 9.3** In addition, the proposal does not seek permission for external alterations therefore the application would not result in additional harm to the street scene or neighbour amenity from comings and goings. The site would provide five car parking spaces and Highways have raised no concerns. There is no evidence that the use would lead to increase in crime or anti-social behaviour on the local community.
- 9.4** Having regard to the material considerations and all matters raised, the application is recommended for approval, subject to conditions.

10 Background Papers

Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingsdon.gov.uk.

APPENDICES

Planning Application

77170/APP/2024/1240

Appendix 1: Recommended Conditions and Informatives

Conditions

1. COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on submitted plan numbers:

AHUB2404002-2
AHUB2404002-6
AHUB2404002-7
AHUB2404002-8
AHUB2404002-10

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. COM5 General compliance with supporting documentation

The use hereby permitted shall operate in accordance with the details as set out within the supporting documents including

The Management Plan
Management Statement for the Control of Noise
Noise Management Plan
Good Neighbour Policy

REASON

To ensure that the use as Childcare Home is properly managed as well as ensuring the use does not have any adverse impact on the amenity of neighbours and the safety of the wider community in compliance with policies DMH 8 & DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and Policies D14 and H12 of the London Plan (2021).

4. MCD16 Restriction to Use Applied For

Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders revoking and re-enacting either of these orders with or without modification), and subject to Condition 1, the third floor of the building shall be used only for the purpose of a Children's Care Home and for no other purpose including any other purpose within Use Class C2 of the Town and Country Planning Use Classes Order 1987 (as amended).

REASON

To enable the Local Planning Authority to retain control over the use so as to ensure that it complies with policies DMHB 8, DMHB 11, DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 - Development Management Policies (2020) and Policy D13 of The London Plan (2021).

5. NONSC Maximum occupancy (4 Children)

The hereby approved Children's Care Home shall have a maximum of 4 children in care at any one time. Any additional occupants (Children) over and above this number would need to prior consent from the Local Planning Authority.

REASON

To ensure satisfactory living standards are provided for the occupants of the care home as well as ensuring the intensification of the use does not impact the amenity of nearby residents in compliance with policies DMH 8 & DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and Policies D14 and H12 of the London Plan (2021).

6. NONSC Cycle Parking

The development hereby permitted shall have at least two secure and accessible cycle spaces.. The facilities shall be provided in accordance with the approved details and thereafter permanently retained.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with policy DMT 5 of the Hillingdon Local Plan Part 2 (2020).

7. OM5 Provision of Bin Stores and Electric Charging Points

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1.a Bin Storage - details and materials for the proposed bin storage

1.b Car Parking Layouts (including demonstration there would be 1 'active' and 1 'passive' electrical vehicle charging points)

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

Informatives

1. I50 The Registration of Residential Care Homes for Children

You are advised that the use hereby approved for a Residential Care Home for Children is required to be registered with Ofsted and Care Quality Commission, prior to the commencement of the use. Further information can be found on www.ofsted.gov.uk and www.cqc.org.uk

2.

The Equality Act seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

Appendix 2: Relevant Planning History

Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMEI 10 Water Management, Efficiency and Quality

DMH 1 Safeguarding Existing Housing

DMH 4 Residential Conversions and Redevelopment

DMH 8 Sheltered Housing and Care Homes

DMHB 11 Design of New Development

DMHB 15 Planning for Safer Places

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D5 (2021) Inclusive design

LPP D6 (2021) Housing quality and standards

LPP D11 (2021) Safety, security and resilience to emergency

LPP D12 (2021) Fire safety

LPP D13 (2021) Agent of change

LPP H12 (2021) Supported and specialised accommodation

LPP T4 (2021) Assessing and mitigating transport impacts

LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking