

Planning Statement for Proposed Change of use from C3 dwelling to C2 small children's care home.

Site Address: 25 Keston Road, London N17 6PJ

Client: Liberi Care Ltd



Google Maps photograph of site

Site Information

Consultant	Visionary Planning Uk
Client	Liberi Care Ltd
Site Address	25 Keston Road London N17 6PJ
LA	Haringey
Description of Development	Change of use from C3 single dwelling to C2 small children's home
Pathway (PD/Application/Appeal)	Full Application

Constraints Review

Flood Risk Zone	Flood Zone 1
Contaminated Land	None known
Tree Preservation Order	None known
Heritage Assets	N/A
Noise Abatement Areas	None known
Explosive Hazard Areas	Unknown
Area of Outstanding Natural Beauty	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No

Article 4(2) Directions

No

Local Policy Requirements

Local Plan/Core Strategy

The London Plan (2021)

- o Policy D3 Optimising site capacity through the design led approach
- o Policy D5 Inclusive design
- o Policy D6 Housing quality and standards
- o Policy D7 Accessible housing
- o Policy D12 Fire safety
- o Policy H1 Increasing housing supply
- o Policy H9 Ensuring the best use of stock
- o Policy H12 Supported and specialised accommodation

• National Planning Policy Framework (2021)

- o Chapter 8 Promoting healthy and safe communities
- o Chapter 11 Making effective use of land

Haringey Development Management

Adopted July 2017

Haringey's Local Plan

Strategic Policies

2013 – 2026

(formerly the Core Strategy) March 2013 Consolidated with alterations since 2017

SPG/SPD's

N/A

Planning History

25 Keston Road London N17 6PJ			
Year	Reference	Description	
2017	HGY/2017/3683 - Permission not required	Certificate of lawfulness for the formation of dormer extensions in rear roof slope and over rear outrigger and insertion of 3 x rooflights to the front roofslope.	>
	HGY/2017/3689 - Grant permission	Erection of a single storey rear extension. (Amended drawings)	>
2006	HGY/2006/0126 - Permission not required	Certificate of Lawfulness for the use of property as staffed rehabilitation home of mentally ill.	>
2005	HGY/2005/1963 - Permission required	Certificate of Lawfulness for the use of property as staffed rehabilitation home for mentally ill .	>

Visionary PlanningUK has been appointed to act as planning consultants for the applicant.

Executive Summary

Introduction

1.1 Background to Liberi Care Ltd

Liberi Care Ltd is a Residential Children's Care and Supported Accommodation Provider whose overarching aim is to support young people between the ages of **7-18** years of age who are Looked After by the Local Authority to prepare them holistically for their transition into adulthood and independence. It is proposed that this property accommodates 5 children.

Our aim is to prepare each young person with the necessary skills to cope and thrive economically, practically, socially, emotionally as they move on and transition into adulthood and independence.

The Provision above is run by an experienced and diverse staff team that comprises of

1. Support Workers
2. Senior Support Workers
3. Home Manager

1.2 Our Aims and Objectives

Liberi Care aims to provide every young person with the opportunity to explore independence within a supportive environment where they individually can develop the necessary skills which are needed for them to live independently successfully as adults within the community.

Liberi Care recognise that each young person has individual, unique and specific needs and we aim to respond to these by providing a quality service that is aspirational and motivating for each young person. Liberi Care will provide support via a skilled, nurturing, and caring staff team who will have the knowledge, expertise and tenacity to teach and support the young people and keep them safe.

Each young person being cared for by Liberi Care will have a key worker(s) who will be responsible and accountable for overseeing the needs of that individual young person and will ensure that each young person has a tailor-made specific support package which is produced in consultation with the young person, their allocated Social Worker and is in line with their Pathway Plan.

Liberi Care will work with each young person on a Life Skills program which will assess and implement areas of strength and areas of development incorporating values and guidelines from Volume 3 - Children Act 1989 "Planning Transition to Adulthood for Care Leavers", via the Passport to Independence and Pathway Plans.

We will endeavor to Adhere to the Care Leavers Charter and within the Local Offer for Care leavers.

1.3 Accommodation

25 Keston Road, London, N176PW is currently an 8-bedroom 5-bathroom (3 en-suite, one shower room, with a kitchen but no shared living space) terraced house. It is PROPOSED that the internal accommodation will comprise:

- 5 young person's bedrooms
 - o 2 with ensembles
- 1 office/ staff sleep-in bedroom with w/c and shower
- 1 downstairs w/c Shower room (for young persons)
- 1 upstairs family bathroom (for young persons)
- 2 living rooms
- A dining kitchen room
- A small sized front and medium rear garden
- There is parking available on the street with parking permits required.

1.4 Staff

25 Keston Road, London, N176PW is to be staffed with up to 4-5 x Support Workers during the day and a Manager (Monday to Friday). During the night there will be a minimum of 2 support workers.

Support Workers, (one will be sleeping in and one will be awake), are expected to provide support during these hours to the young persons should this be required.

The sleep in staff member will keep the work mobile phone on charge by their bed,

and this must not be on silent, to ensure they are contactable in emergencies. The other support worker will be awake.

There is a Home Manager, deputy manager and 1 senior support worker within the regular support worker team that oversees the care at Keston Road, London, N17 6PW. The Home Manager will work at the home generally Monday to Friday each week. Out of hours the Home Manager is always in regular communication with the home and managing its activities there is always a duty on call Manager on hand to provide support.

1.5 Transportation

All staff and visitors at Keston Road, London, N176PW are encouraged to use public transport to access the property. There is a good network of transport in the area including Tubes, Overground and Busses.

The property has no driveway but there is on street parking via permit, team members will need to apply for their own permits should they want to drive by car, and it will be at the discretion of the local authority as to if they receive a permit or not. Should a staff member come via bicycle or similar there is storage space for bikes. There is also additional public parking close to the address.

2.0 Site Description

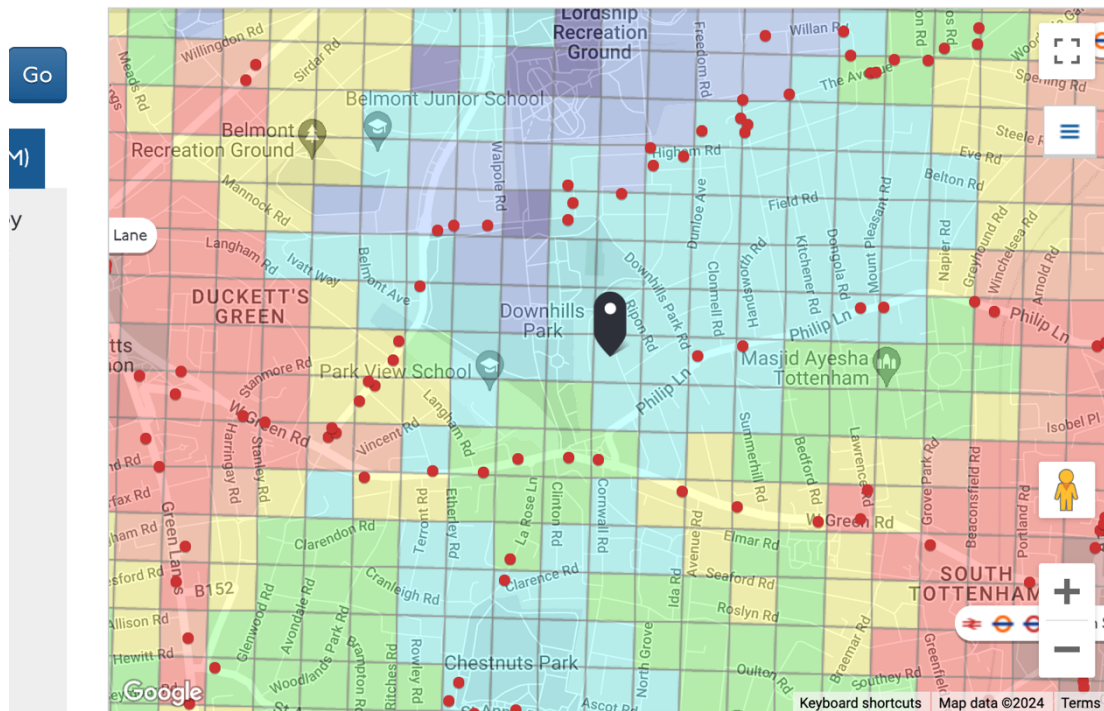
2.1 This application relates to a two-storey end of terrace property having 8 bedrooms with an outrigger comprising dormer bedrooms and located in Keston Road. There is a large rear garden to house the covered bike and bin store.

2.2 The site falls within an area of Community Regeneration.

2.3 The surrounding area is predominantly residential in character with terraced properties.

2.4 The site has a Public Transport Accessibility Level (PTAL) score of 2 on a scale of 1-6b, 1 being lowest and 6b the highest.

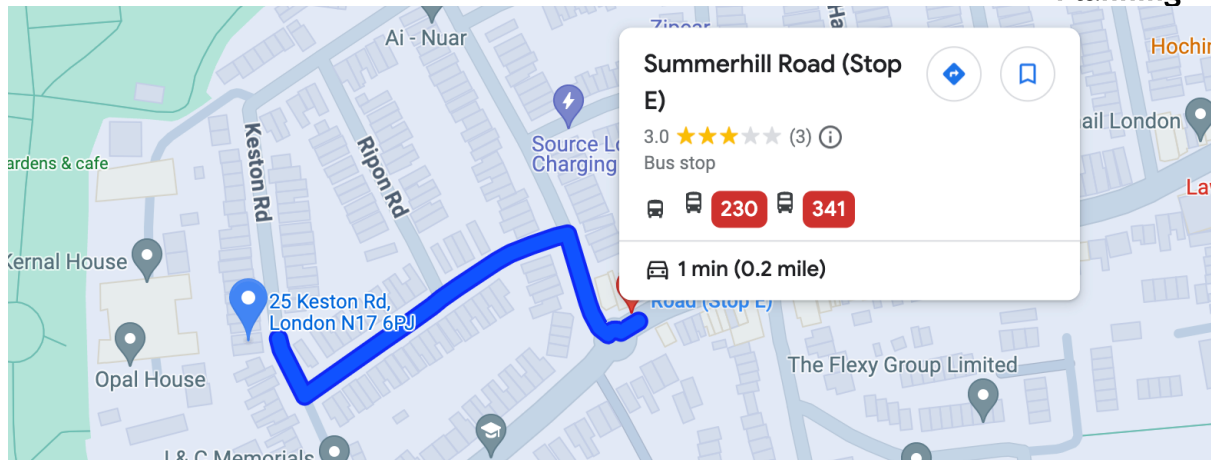
2.5 The nearest bus stop is a one minute walk away.



You can click anywhere on the map to change the selected location.

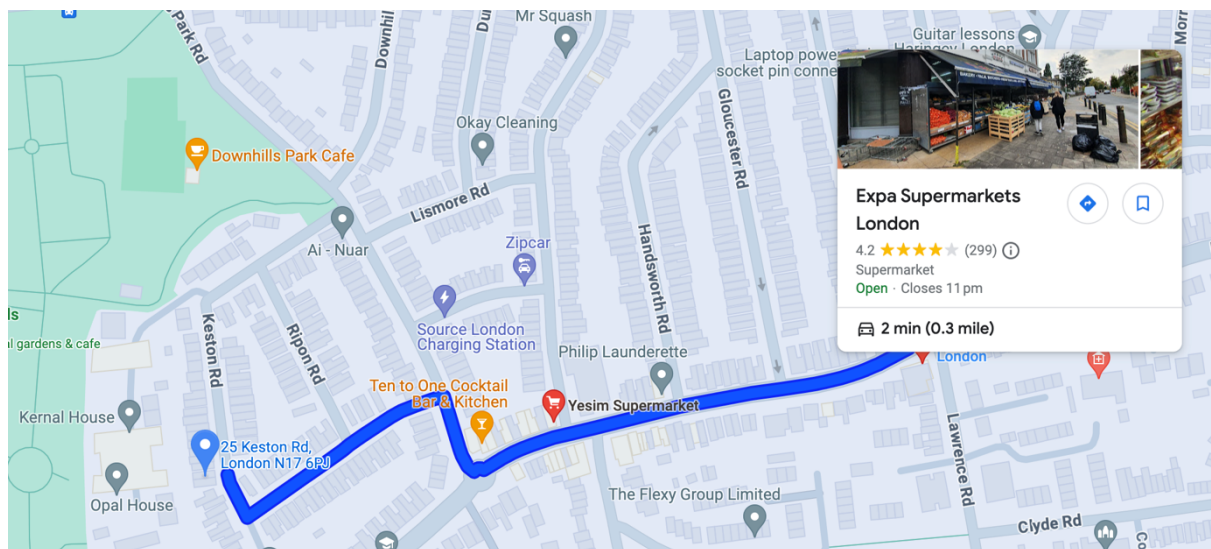
PTAL output for Base Year

2



Nearest bus stop.

The nearest supermarket is only 2 minute walk away



3.0 Planning Policies

(All policies are in precis format where applicable)

3.1 Chapter 2 – Achieving sustainable development states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. There are 3 overarching objectives, which are independent and need to be pursued in mutually supportive ways, those being, economic, social and environmental.

3.2 Para 11 states that plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

The presumption in favour of sustainable development

Plans and decisions should apply a presumption in favour of sustainable development. For **plan-making** this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.3 Tailoring planning controls to local circumstances

Paras 51 and 52 state:

51. Local planning authorities are encouraged to use Local Development Orders to set the planning framework for particular areas or categories of development where the impacts would be acceptable, and in particular where this would promote economic, social or environmental gains for the area.

52. Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. These require the support of the local community through a referendum. Local planning authorities should take a proactive and positive approach to such proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination.

3.4 The NPPF in Chapter 5 paras 60 & 67 – **Delivering a sufficient supply of homes** goes on to say:

60. 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.

61. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

62. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

3.5 Paragraph 92& 93 of the NPPF states that planning policies and decisions should:

Planning policies and decisions should aim to achieve healthy, inclusive and safe places

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

And in para 93:

(a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

(b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

4.0 Local Planning Policy Framework

London Plan and

• The London Plan (2021)

- o Policy D3 Optimising site capacity through the design led approach
- o Policy D5 Inclusive design
- o Policy D6 Housing quality and standards
- o Policy D7 Accessible housing
- o Policy D12 Fire safety
- o Policy H1 Increasing housing supply
- o Policy H9 Ensuring the best use of stock
- o Policy H12 Supported and specialised accommodation

4.1 Paragraph 93b within Chapter 8 of the National Planning Policy Framework (NPPF) sets out that planning authorities should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community to provide the social, recreational and cultural facilities and services the community needs. Paragraph 94 states that planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration and that local planning authorities should use their planning powers to help deliver estate regeneration to a high standard.

4.2 Paragraph 119 of Chapter 8 of the NPPF espouses that planning policies and 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, which is reiterated within paragraph 120d which

states that local authorities should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

4.3 Policy H1 of the London Plan provides guidance on ensuring that the ten-year housing targets are achieved and emphasises that boroughs should allocate an appropriate range and number of sites that are suitable for residential and mixed-use development and intensification, while giving particular mention to the redevelopment of surplus utilities and public sector owned sites which is the case of this proposal. Policy SP2 of the local plan confirms the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026 (820 units per annum from 2011-2014 and 1,502 units per annum).

Lifetime homes and housing for people with specific needs

4.4 The Council considers that all new dwellings should be accessible to most people, and therefore suitable to a wide range of potential occupants. The Council also recognises that Haringey's population is projected to increase in age over the next 10 years, with the 65+ population increasing to 26,923 by 2021 (a 19.7% increase since 2011), and nearing 10% of the total borough population. T

4.5 The strategic housing objective for the borough reflects that contained in Planning Policy Statement 3 Housing (PPS3) in that everyone has the right to a decent, safe and affordable home, which is suited to their needs. Having a permanent home and decent quality housing has a major impact on health and is a strategic priority of the Local Plan. The Council is actively seeking to reduce inequalities and create socially mixed communities with a greater housing choice of mix, size, type and location in order to represent the needs of Haringey's diverse community.

4.6 Policy DM15 of the Local Plan states:

The Council will support proposals for new special needs housing where it can be shown that:

a There is an established local need for the form of special needs housing sought having regard also to the aims and recommendations of Haringey's Housing Strategy and Older People Strategy;

b The standard of housing and facilities are suitable for the intended occupiers in terms of:

- i The provision of appropriate amenity space, parking and servicing;
- ii The level of independence; and
- iii Level of supervision, management and care/support;

c There is a good level of accessibility to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers; and

d The impact of the proposed development would not be detrimental to the amenity of the local area or to local services.

4.7 The proposal is considered to support the policies identified above as it seeks to expand the use of the property from a C3 use to C2, whilst seeking to provide community support services and housing accommodation for young individuals in the care system, and provide safe, secure and supervised accommodation in a stable environment.

4.7.1 The level of care and supervision at Liberi Care homes is by far above that of a normal family home, with many more restrictions on the children in care residing there. It is highly unlikely that there will be any noise or nuisance resulting from this use.

4.8 Policy D3 of the London Plan indicates that all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations, while furthering this requirement to state that proposals should achieve safe, secure and inclusive environments and deliver appropriate outlook, privacy and amenity while achieving indoor and outdoor environments that are comfortable and inviting for people to use.

4.9 Policy D4 of the London Plan says that Boroughs, in preparing their Development Plans, should support the creation of inclusive neighbourhoods by embedding inclusive design, and collaborating with local communities in the development of planning policies that affect them. Developments should be designed

taking into account London's diverse population, provide high quality people focused spaces that are designed to facilitate social interaction and inclusion, be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment, be able to be entered, used and exited safely, easily and with dignity for all, and be designed to incorporate safe and dignified emergency evacuation for all building users.

While much of Policy D6 relates to 'new dwellings' it does provide guidance on how housing development should be of high quality design and provide adequately-sized rooms, which has been considered against Lewisham standards of sizing for single person bedrooms in shared houses, which indicate that each single-person bedroom without exclusive kitchen or living facilities shall be minimum 6.51m².

4.8 This proposal accords with Policy D4.

4.9 Policy D12 of the London Plan states that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they identify suitably positioned unobstructed outside space for fire appliances to be positioned on, is appropriate for use as an evacuation assembly point and are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures, are constructed in an appropriate way to minimise the risk of fire spread and provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

4.10 There will be no internal alterations to enhance the fire, health and safety aspects of the home e.g. the installation of a Fire Alarm Panel System, Emergency Lighting and Fire Doors etc. as this has been in existence for many years.

4.11 The proposal accords with the aforementioned policies.

4.12 Policy H12 of the London Plan clearly states that the delivery, retention and refurbishment of supported and specialised housing which meets an identified need should be supported. It states that Boroughs should undertake assessments of the need for short-term, medium-term and permanent supported and specialised accommodation within their borough and that supported and specialised accommodation could include accommodation for people leaving hostels, refuges and other supported housing, as well as care leavers and people leaving prison to enable them to live **independently and accommodation for young people with support needs.**

4.13 Paragraphs 3.27 to 3.29 of the Haringey DMP indicates that the Council wishes to ensure a thriving environment in which people can live, work and learn. Haringey has many practical strategies to tackle social exclusion and has been at the forefront of national initiatives and stating that *it remains a priority for the Council to provide safe environments which facilitate independent living for vulnerable residents and older people in Haringey. Poor health and disability can be affected positively or adversely by housing circumstances and the level of care and support available.*

4.14 The Government through PPS1 requires the Local Plan to promote development that creates socially inclusive communities. In particular the Council needs to ensure the social impacts of development are considered and taken into account and social inequalities are reduced.

The proposal is deemed acceptable with the above mentioned policies as it seeks to create an inclusive environment within the community by providing necessary facilities to young people who are in need of extra support, enabling them to successfully integrate and thrive in the wider community. The proposals seek to ensure that the premises does not discriminate against disabilities and creates a welcoming, inclusive space for all.

4.15 Policy D7 requires that developments are to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children and that residential developments must ensure that at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings' and all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

4.16 It is considered the proposal accords with Policy D7.

4.18 It is not considered that the change of use from C3 to C2 will adversely affect the area. There is no change to the appearance of the dwelling and bike and bin storage will be at the rear of the property. The change of use will provide a public

benefit as it ensures the area is more inclusive and provides a home for those young people often marginalised by the planning system and prejudice.

4.19 Whilst this property is in the Family Housing Protection Zone, the change of use does not detract from the fact that this is still a family home albeit for children in care. There should be NO distinction made between a C3 home and a C2 home for the purposes of this application. It remains a family home.

5.0 Conclusion

5.1 It is considered the proposal is wholly acceptable having already been granted a C3(b) Lawful Development Certificate as indicated in the history of the property.

5.2 The Management statement which accompanies this submission gives greater detail of how the care home operates, staffing levels and an overview of the company.

5.3 It is considered that this change of use will have a positive impact on social inclusion by ensuring that the clients are offered the facilities and resources that will enable successful and beneficial integration into the wider community.

It is considered the principles of the scheme positively address the creation of accessible and safe space which meets the needs of the wider community.

5.4 It is considered that the proposal accords all planning policy relating to the London Plan (2021), National Planning Policy Framework (2021) and the Haringey Local Plan.