

Planning Statement

Proposed Change of Use from Dwellinghouse (Use Class C3) to Care Home (Use Class C2)

Site: 221 Old Road East, Gravesend, Kent, DA12 1PW

1. Introduction

This Planning Statement accompanies a full planning application for the change of use of the existing dwellinghouse at 221 Old Road East, Gravesend, to a small care home (Use Class C2). The proposal will provide supported residential accommodation with 24-hour care provision.

No external alterations are proposed as part of the development. The application is therefore solely for a change of use and internal reconfiguration.

2. The Site and Surroundings

The site comprises an existing residential property located within an established residential area of Gravesend. The dwelling is of a domestic scale and appearance and is typical of surrounding residential properties.

The proposal retains the residential appearance of the building and does not involve any extension, alterations to elevations, or changes to boundary treatments. The character and appearance of the street scene will therefore remain unchanged.

3. The Proposal

The proposal seeks planning permission for a change of use from a dwellinghouse (Use Class C3) to a small care home (Use Class C2).

The internal layout will provide:

- Bedrooms for residents
- Communal lounge and dining areas
- Kitchen facilities
- Accessible bathroom and welfare facilities
- Dedicated staff room

The care home will operate on a **24-hour basis**, supported by **8 full-time staff working in shifts** to ensure continuous supervision and care for residents.

There are **no external changes** proposed.

4. Planning Policy Context

Local Planning Policy – Gravesham Local Plan Core Strategy & Development Management Policies

The adopted Local Plan sets out the framework for assessing development proposals within the borough. The proposal aligns with the overarching objectives of the Local Plan, which seek to:

- Support sustainable communities
- Provide for the needs of vulnerable groups and specialist accommodation
- Ensure development respects the character of residential areas
- Protect the amenity of neighbouring occupiers

The Local Plan supports community and social infrastructure, including care accommodation, where proposals:

- Are appropriately located within residential areas
- Are of a scale compatible with surrounding development
- Do not result in unacceptable harm to residential amenity or highway safety

The proposed change of use meets these criteria by reusing an existing residential building, maintaining its domestic scale and appearance, and operating in a managed manner.

National Planning Policy

The proposal is consistent with the objectives of the National Planning Policy Framework, which promotes:

- The effective use of existing buildings
- The delivery of community facilities and specialist accommodation
- The creation of inclusive and sustainable communities

The proposal contributes to meeting identified needs for supported accommodation within existing settlements.

5. Principle of Development

The change of use from C3 to C2 represents a form of residential use that remains compatible with the surrounding area. Care homes are commonly accepted within residential neighbourhoods where their scale and operation are appropriate.

The proposal will function in a similar manner to a large family dwelling in terms of built form and day-to-day activity, and will be professionally managed with staff present at all times. The principle of development is therefore acceptable in policy terms.

6. Impact on Residential Amenity

The proposal will not result in material harm to neighbouring amenity for the following reasons:

- **Noise and disturbance:** The use is residential in nature and managed 24/7. Activities will be supervised, and the nature of care provision is typically low impact.

- **Privacy and outlook:** No external alterations are proposed. Existing relationships with neighbouring properties remain unchanged.
- **Visual impact:** The external appearance of the building will remain unaltered, preserving the character of the street scene.

The operation of the care home will be managed to ensure good neighbour relations at all times.

7. Highways and Parking

The level of vehicular movements associated with staff shift changes and occasional visitors is not expected to materially exceed those associated with a large family household.

The proposal will not prejudice highway safety or result in unacceptable parking pressure. Any staff parking will be managed in accordance with existing on-street conditions and good practice.

8. Design and Layout

The proposed internal layout provides safe, accessible, and appropriate accommodation for residents, with suitable communal and welfare facilities. The reconfiguration improves functionality while retaining the domestic character of the property.

No external works are proposed.

9. Conclusion

The proposed change of use of 221 Old Road East from a dwellinghouse (Use Class C3) to a small care home (Use Class C2):

- Makes efficient and sustainable use of an existing residential building
- Provides much-needed supported accommodation within an established community
- Retains the residential character of the property and street
- Safeguards neighbouring residential amenity
- Complies with local and national planning policy objectives

The proposal is therefore considered acceptable in planning terms, and approval is respectfully requested.