

Planning Statement to Gravesham Planning Authority

Introduction

This Planning Statement accompanies an application relating to the use of **67 Painters Ash Lane, Gravesend, Kent, DA11 8EG** as a children's residential care home. The proposal seeks to provide a safe, stable, and nurturing home environment for a small number of children, supported by trained staff, while maintaining the residential character of the property and surrounding area.

Super Young Minds Ltd is an experienced children's care provider and has achieved a Good Ofsted rating in December 2025, demonstrating compliance with regulatory standards and the delivery of high-quality care.

Description of the Property

The property is a four-bedroom residential dwelling comprising:

- Four bedrooms
- Two bathrooms on the first floor and one bathroom on the ground floor
- A kitchen and dining area
- A living room providing shared communal space
- A detached outbuilding
- Parking for up to 6 large cars at the front of the house

The property is typical in scale and appearance to neighbouring residential properties.

Proposed Use of the Property

The property will operate as a small, family-style children's home, accommodating a limited number of children on a long-term basis.

- Bedrooms will be used to accommodate children and staff in line with care requirements.
- The outbuilding will be used for domestic purposes only, such as supervised activities, storage, or quiet engagement space, and will not generate noise or disturbance.

- A the dining area may be used for administrative tasks associated with care provision, consistent with residential use.

The use will not introduce any industrial or commercial activity, and no external alterations are proposed.

Staffing and Management

The home will be staffed 24 hours a day, with trained care staff working on a shift basis. Staffing levels will be appropriate to the needs of the children and consistent with Ofsted requirements.

Super Young Minds Ltd works closely with Kent County Council (KCC), and the Social Work and Total Placement Service teams can be contacted to endorse the positive partnership working and quality of care delivered to date. We would be happy to provide references and testimonials from our contacts in KCC.

Noise and Residential Amenity

Quiet hours will be observed between 11:00pm and 7:00am, consistent with normal residential expectations. Noise will be actively managed by on-duty staff, and the home will operate in a calm and supervised manner at all times. Activity levels will remain comparable to those of a typical family household.

Parking and Travel

The property benefits from 6 existing residential parking spaces at the front of the home. Staff travel will be managed through shift planning to avoid peak congestion. Any transport required for children's appointments or activities will be managed by staff in a manner consistent with residential use of the property.

Experienced Provider

Super Young Minds Ltd already operates a children's residential care home at 56 Colyer Road, Gravesend, located within approximately one mile of the proposed property. This home is fully approved and regulated and is currently operating successfully, having achieved a Good Ofsted rating. The experience gained from the effective management of this nearby home demonstrates the applicant's capability to operate small, well-managed residential care settings that integrate positively within established residential areas, maintain good neighbour relations, and deliver high standards of care in partnership with Kent County Council.

Conclusion

The proposal represents a continuation of lawful residential use in a controlled and managed manner that does not result in a material change in the character or intensity of use of the property. The home will operate as a single household in a domestic setting, supported by

an experienced provider with a Good Ofsted rating and a strong track record of partnership working with Kent County Council.

For these reasons, the proposal is considered appropriate and lawful, and support from Gravesham Planning Authority is respectfully requested.