

Planning Statement and Supporting Information

24 ST GEORGE CRESCENT, GRAVESEND, GRAVESEND, DA12 4AR

1. Introduction

This Planning Statement is submitted in support of an application to Gravesham Borough Council for the Change of Use of an existing C3 dwellinghouse to a Children's Residential Care Home (Use Class C2) and single storey rear extension and internal alterations.

Proposal description:

“Change of use from C3 dwellinghouse to a children's residential care home (Use Class C2) for up to two children (aged 8–17 years) with care provided by a minimum of two staff members at all times, including one waking night and one sleep-in staff overnight, operating on a rota basis. Rear car parking space, single storey rear extension and internal alterations”

2. Background

The proposed use falls under Use Class C2 (Residential Institutions). It is considered that there is no significant material difference between the existing use as a family dwelling and the proposed use as a small children's home. Accordingly, the application accords with both national and local planning policies.

3. Mission Statement

The applicant's vision is to provide children with a safe, nurturing, and stable home environment.

Core values:

- Every child has the opportunity to grow, learn, and thrive in a family-style setting.
- Care is consistent, structured, and supportive, replicating a typical household.
- Each child has an individualised care plan, developed in consultation with them, to support independence and personal development.

The home operates under Ofsted regulation, ensuring compliance with the Children's Homes (England) Regulations 2015 and the Quality Standards.

4. Property Layout and Use

- **Ground Floor:** Living/kitchen/dining area, shower room, carer room with ensuite, utility/shower room, Carer Office
- **First Floor:** Two children bedrooms with ensuites.
- **External:** Large rear garden, one ambulance parking bay, and one staff car parking, secure cycles stand, refuse/recycling storage.

The property is designed to function as a normal family home. Children will attend mainstream schools where possible, with online education provided during transition periods. No external tutoring or clinical services will operate from the property.

5. Care and Educational Model

- Stable, long-term residence (not emergency accommodation).
- Children attend school or online learning, with structured daily routines.
- Individual impact assessments are undertaken to ensure compatibility of placements.
- Emphasis on family-style living, supporting social development and independence.

6. Staffing and Supervision

- **Daytime (08:00–20:00):** 2 care staff will be present.
- **Night-time (20:00–08:00):** 1 waking night staff + 1 sleep-in staff.
- **Registered Manager:** On-site Monday–Friday, 9am–5pm.

Staff work on a rota basis, ensuring 24-hour support without excessive comings and goings. Visits by social workers and Ofsted inspectors are occasional and comparable to family visitors.

7. Planning Considerations

- **Neighbour Amenity:** Comparable to a large family household, with no adverse impact on privacy, noise, or disturbance.

- **Highways & Parking:** Existing on-site parking and cycle storage meet Kent County Council Vehicle Parking Standards. Staff changeovers are limited and spread across shifts.
- **Fear of Crime:** Concerns are unfounded—children are closely supervised, and the use is regulated by Ofsted.
- **Design & Layout:** A 3.5mtr single storey rear extension and internal alterations are proposed prepare the site for the proposed use.

8. Policy Context

- **National Planning Policy Framework (2021)** – supports meeting identified housing and care needs.
 - Paragraph 62 (Meeting Housing Need)
- **Gravesham Local Plan Core Strategy (2014):** CS01, CS02, CS11, CS18, CS19
- **Gravesham Local Plan First Review (1994) Saved Policies:** P3
- **Kent County Council SPG:** KCC Parking Standards (2006) SPG4

9. Flood Risk

The property is not located within a Flood Zone

10. Conclusion

The proposed change of use to C2 for two children with 24-hour staff support represents an appropriate and sustainable use of the property. It provides essential specialist accommodation that replicates family life, without material harm to local amenity or character.

Appendix - Staffing Rota Summary and Regulation 13 Compliance

1. Staffing Rota Summary – 24 St Georges Crescent, DA12 4AR

Purpose: To ensure consistent, safe, and needs-led care for two children aged 8–17 in compliance with Regulation 13 of the Children’s Homes (England) Regulations 2015.

Minimum Staffing Model

Time Period	Staffing Requirement	Role Description
Daytime (09:00–17:00)	1 Registered Manager (Mon–Fri) + 2 care staff	Oversight, supervision, care planning, safeguarding
Daytime (08:00–20:00)	2 care staff on duty	Supervision, engagement, domestic support
Night-time (20:00–08:00)	1 waking night staff + 1 sleep-in staff	Immediate response, safeguarding, continuity of care

Staffing Notes

- The Registered Manager would be present Monday to Friday, 9am–5pm.
- Care staff work on a rota basis.
- All staff to be qualified and experienced.
- No additional staff or external professionals are based at the property.
- Social worker visits occur every 6 weeks; Ofsted inspections are annual.

2. Statement of Purpose Extract – Regulation 13 Compliance

“The home is led and managed in a way that promotes a culture of high aspiration and nurturing care. A Registered Manager is present on-site Monday to Friday, ensuring oversight of care delivery, staff supervision, and regulatory compliance. Staff are deployed in sufficient numbers to meet the individual needs of each child, with a minimum of two care staff on duty during the day and two at night (one waking, one sleep-in). The home operates as a small family-style unit, where staff work collaboratively to provide consistency, stability, and emotional support. All staff are qualified, trained, and supervised to deliver care that meets the Quality Standards. The home uses feedback from children and professionals to continuously improve practice, and ensures that monitoring systems are in place to evaluate the impact of care on children’s progress.”