

Planning Statement in support of a Proposed Lawful Development Certificate

This Planning Statement accompanies an application for a Proposed Lawful Development Certificate and sets out the factual and legal basis upon which the Certificate is sought.

The document confirms that the property is currently in lawful use as a single private dwellinghouse (Use Class C3), comprising one self-contained residential planning unit arranged over basement, ground, first and second floors. The dwelling has not been subdivided and contains a single kitchen, shared living accommodation and shared bathroom facilities.

The statement describes the proposed occupation of the property as a small children's home providing residential accommodation and care for a maximum of two children living together as a single household. It demonstrates that the proposed use falls squarely within Use Class C3(b) of the Town and Country Planning (Use Classes) Order 1987 (as amended), being a dwellinghouse occupied by not more than six residents living together as a single household where care is provided.

The statement explains the operational model, including staffing arrangements, and confirms that staff attend on a rota basis solely to provide care and safeguarding support. It clarifies that staffing levels do not determine use class in planning terms and do not alter the character of the dwelling as a single household planning unit.

The document confirms that:

- No subdivision of the dwelling is proposed;
- No additional residential units will be created;
- No institutional or commercial function will arise;
- No operational development is proposed;
- All works are internal, non-structural and cosmetic only;
- There will be no extensions, no enlargement of the building and no external alterations.

The statement addresses the relevant statutory framework, including Section 55 of the Town and Country Planning Act 1990 and the Town and Country Planning (Use Classes) Order 1987 (as amended), and sets out the legal principles and relevant case law supporting the conclusion that small children's homes operating as single households fall within Class C3(b).

It further demonstrates that the proposed use does not result in a material change in character, scale or intensity when compared with a conventional dwellinghouse and that the property will remain physically and functionally a single residential planning unit.

The statement concludes that the proposed use and associated internal works are lawful and do not require planning permission.