Planning Statement

Proposed Change of Use from Dwellinghouse (Use Class C3) to Children's 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 children's care home (Use Class C2).

The proposal seeks to provide supported residential accommodation for a maximum of three children between the ages of 4 and 16, within a professionally managed care environment.

No external alterations are proposed. The application relates solely to change of use and internal reconfiguration.

---

2. The Site and Surroundings

The site comprises an existing residential dwelling located within an established residential area of Gravesend. The building is domestic in scale and appearance and reflects the character of surrounding residential properties.

There are no extensions, external alterations, or changes to boundary treatments proposed. The building will remain visually indistinguishable from its current lawful residential use.

---

3. The Proposal

Nature of Use

The proposal is for a small children's care home falling within Use Class C2 (Residential Institutions).

The home will:

- Accommodate a maximum of three children
- Serve children aged between 4 and 16 years
- Operate within a structured, family-style residential environment

The scale of occupation is deliberately limited to ensure a stable and supportive domestic setting.

Staffing and Management

The care home will operate on a 24-hour basis.

A total of 8 full-time staff will be employed, working on a shift pattern of:

- 7:00am – 7:00pm (day shift)

- 7:00pm – 7:00am (night shift)

Staff presence will ensure continuous supervision and professional management. At no time will the property be unstaffed.

---

4. Planning Policy Context

The site lies within the administrative area of Gravesham Borough Council.

The adopted Local Plan supports proposals that:

- Provide necessary social and community infrastructure
- Support vulnerable groups
- Maintain the character of residential areas
- Protect neighbouring amenity and highway safety

The proposal also accords with the objectives of the National Planning Policy Framework, which promotes inclusive communities and effective use of existing buildings.

A small-scale children's care home within an established residential area is acceptable in principle where impacts are appropriately managed.

---

5. Impact on Residential Amenity

The proposal will not result in material harm to neighbouring occupiers:

- The maximum of three children ensures activity levels remain comparable to a family household.
- The property will be professionally managed with 24-hour supervision.
- There are no physical alterations to the building.
- The residential character of the area will be preserved.

The modest scale and structured operation ensure compatibility with surrounding uses.

---

6. Highways and Parking

Staff will work structured 12-hour shifts (7am–7pm and 7pm–7am), which significantly limits daily vehicle movements to shift changeovers.

Importantly:

- Old Road East benefits from unrestricted on-street parking.
- There are areas of free on-street parking available in the immediate vicinity of the property.

- The limited number of staff on duty at any one time ensures that parking demand remains modest.
- The maximum occupancy of three children further limits visitor and operational vehicle movements.

The overall level of comings and goings associated with the care home is not expected to exceed that of a large family dwelling with working adults and visitors.

Given the availability of free on-street parking along Old Road East and the limited staffing presence at any one time, the proposal will not give rise to additional parking pressure or highway safety concerns.

Accordingly, the development complies with local plan objectives relating to highway safety and parking provision.

---

7. Design and Internal Layout

The internal layout provides:

- Appropriately sized bedrooms
- Communal lounge and dining facilities
- Kitchen and welfare spaces
- Accessible bathroom facilities
- Dedicated staff room

The layout supports safe supervision and safeguarding while maintaining the domestic character of the dwelling.

---

8. Conclusion

The proposed change of use from Use Class C3 to a small children's care home (Use Class C2):

- Provides specialist accommodation for vulnerable children aged 4–16
- Is limited to a maximum of three residents
- Will be professionally managed with 24-hour staffing
- Retains the residential appearance of the property
- Will not adversely impact neighbouring amenity
- Will not create unacceptable parking or highway impacts

The proposal represents a sustainable and appropriate form of development within an established residential area. Approval is therefore respectfully requested.