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SITE: 12 Old Road West, Gravesend, Kent, DA11 0LJ

PROPOSAL: Residential Children's Home for 3 Children

PURPOSE: To provide granular evidence of the "residential character" and "household function" of the proposed use to demonstrate that no material change of use occurs.

1. OCCUPANCY SCHEDULE

1.1 The property is configured to accommodate a maximum of three children as permanent residents.

1.2 Care is provided by a maximum of three non-resident staff members present on-site at any one time.

1.3 Occupancy Limit: The total number of persons on-site (residents plus staff) shall not exceed six. This is identical to the occupancy limit already established as lawful under the Gravesham Borough Council C3(b) Certificate Ref: 20240339. (Appendix A).

2. DAILY LOG EXAMPLE (THE "HOUSEHOLD" TEST)

The following schedule demonstrates that the home functions as a single, cohesive household. The staffing model allows for intensive, parental-style support within a domestic setting:

- **07:30 – 08:30:** Wake up, breakfast prepared in the communal kitchen, and morning routine.
- **08:00:** Shift handover. As confirmed in Gravesham Ref: 20250529 (Appendix B), staff do not drive to work, ensuring no cumulative parking impact during handover.
- **08:30 – 15:30:** Children attend local schools or education. The house remains quiet, mirroring a typical family home where parents are at work.
- **16:00 – 18:00:** After-school activities, homework in communal areas, and preparation of a shared evening meal.
- **18:00 – 20:00:** Shared dinner. Staff and children eat together as a single household unit.
- **20:00:** Evening shift handover.
- **21:00 onwards:** Standard evening wind-down and bedtime, maintaining the quiet residential character of Old Road West.

3. DOMESTIC CHARACTERISTICS (GRAVESHAM CONSISTENCY)

3.1 Parental-Style Care: The high staff-to-child ratio (3 staff for 3 children) is designed to provide a stable, high-support domestic environment mirroring a large family with multiple adult figures.

3.2 Absence of Institutional Features: There is no dedicated Manager's Office or institutional Admin Hub. Any record-keeping is conducted via portable devices. The property, 12 Old Road West, maintains its standard residential layout with no internal keypad locks or institutional signage.

3.3 Shared Facilities: Staff and children share all kitchen, bathroom, and living facilities, supporting the "single household" function.

4. COMPARATIVE INTENSITY ANALYSIS

4.1 The intensity of the use—measured by noise, waste generation, and traffic—is identical to the already-lawful C3(b) use at this site.

4.2 In Gravesham Borough Council Ref: 20250472, the Council accepted that the level of comings and goings/operational movements for a small-scale C2 use "would not be greater than that of a large family".

4.3 Under the *Hossack v Kettering BC [2002]* test, the "way of life" at 12 Old Road West remains residential. There is no material change in the impact compared to a standard 6-person dwelling or the previously certified C3(b) use.

Appendix A: Decision Notice for 20240339 **Appendix B:** Gravesham Officer Report (Ref: 20250472) **Appendix C:** Gravesham Officer Report (Ref: 20250529) **Appendix D:** Summary of *LB Lambeth v SSLUHC [2024]* EWHC 1391 **Appendix E:** *North Devon DC v FSS [2003]*