

Penfold Project Services

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PLANNING STATEMENT

PROPOSED CHANGE OF USE FROM CLASS C3 (DWELLINGHOUSE) TO A CLASS C2 (RESIDENTIAL INSTITUTIONS)

3 STRUTTONS AVENUE, NORHTFLEET, KENT, DA11 7EJ

<i>Date</i>	<i>No</i>	<i>Revision</i>

May 2025

INTRODUCTION

This statement supports the ~~for the proposed~~ Change of Use from Class C3 (Dwellinghouse) to a Class C2 (Residential Institution)

EXISTING PROPERTY

The application property is a terraced, two storey dwelling comprising of a living room and kitchen diner on the ground floor with 3no bedrooms and a bathroom/w.c. on the first floor.

STATEMENT OF PURPOSE

This is an application of change of use for the property located at 3 Struttons Avenue, Gravesend, Kent, DA11 7EJ. The objective is to lease this property to a specialized company providing essential support and accommodation services for young people.

The lessee's aim is to ensure to be commissioned by Local Authorities and works with associated organisations that have as their objective the goal of moving often hard-to-reach young people into independence and becoming positive socially responsible individuals.

The lessee will ensure to be commissioned by Local Authorities to provide support and accommodation for young people. During this time a wide section of young people have benefitted from the support including those coping with trauma through chronic self-harm, survivors of sexual, physical and emotional abuse, gang affiliation and those with varying degrees of substance misuse. Young people will arrive at the premises with varying levels of independent skills, resilience, medical conditions, social skills and community networks. The lessee's task is to ensure it works closely with the referring agency to meet the outcomes of the Pathway Plan and develop the supporting skills required for the young person to be able to live independently. Staff have many years' experiences of working with social workers and other professionals to achieve desired objectives and recognise that whilst there may be similarities, no two young people require the same levels or type of support.

The company whom will undertake the lease will recognise well-trained staff are essential; when staff have all the training, skills, and knowledge they need, the business will run more smoothly. Employees will perform their jobs with greater competency and will better serve the young people they work with. Further guidance will be provided by existing Care providers to ensure Ofsted compliance and we work to ensure that every young person feels safe and wanted, that each person is treated and accepted as an individual and that they feel sufficiently comfortable in their surroundings to make a positive move forward.

Staff attend courses delivered by the Local Authority or by recognised training providers that increase their understanding of PREVENT, County Lines, CSE,

Online Safety, Gangs, Substance Misuse and any other course relevant to the welfare of young people.

The company will work very closely with 'Catalyst in Communities' who deliver Home Office-approved anti-gang programmes aimed at providing credible alternatives.

There will be a maximum of two young people residing in each property and they will usually be supported 24/7.

Ideally the young person will attend school and attend positive activities that all children of their age should. There are no live-in staff and a shift system allows regular breaks between child and worker.

No internal or external alterations will be made to the property.
All properties are quality assured by the Local Authorities to standards exceeding those of Ofsted.

Staff do not drive to work and therefore there will be no excess traffic or parking implications. There may be visitors to the house but these will be small in number and there will be no impact on traffic or parking

PROPOSED USE

The property will be used to accommodate a maximum of 2 children

Two or three staff are employed at any one time and are only at the property when young people are in residence.

A two-shift system is operated, ultimately depending on circumstances, but with planned changes at 8.00am and 8.00pm

Vehicle movements will ultimately depend on daily events but the care support staff do not have vehicles, so the usual method of travel is by private taxi or public transport.

There is off-street parking provision at this site for two cars and, as there will be far fewer vehicle movements than those of an average household, there will be no increase in the volume of traffic

The manager will call in once or twice a day arriving by car and use the off-street parking facilities.

There will be no internal layout changes and therefore no alterations to the external appearance of the property.

CONCLUSION

The proposals will have no adverse effect on the property and it is therefore requested that this application be considered in a favourable manner and granted approval