



# Planning Committee

## Tuesday, 23 May 2017

<b>Planning application no.</b>	17/00360/FUL	
<b>Site</b>	60 Amos Lane, Wolverhampton, WV11 1ND	
<b>Proposal</b>	Change of use from Class C3 dwellinghouse to Class C2 residential care home for up to four young persons	
<b>Ward</b>	Heath Town	
<b>Applicant</b>	Keys Group Ltd	
<b>Cabinet member with lead responsibility</b>	Councillor John C Reynolds Cabinet Member of City Economy	
<b>Accountable Director</b>	Keren Jones, Service Director, City Economy	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Paul Lester Tel Email	Planning Officer 01902 555625 paul.lester@wolverhampton.gov.uk

### 1.0 Summary recommendation

- 1.1 Grant subject to conditions.

### 2.0 Application site

- 2.1 The application site is a large five bedroomed detached house in a residential area.

### 3.0 Application details

- 3.1 The application seeks permission for change of use to a care home for up to four children aged between 11 and 17 years, a use falling within Use Class C2.
- 3.2 During the day four carers would look after the children on a one to one basis. Overnight there would be three on duty. At the end of the day shift, at between 21:00 and 22:00, three of the four-day shift staff would be replaced by two-night shift staff. The remaining staff member from the day shift would stay at the property and sleep overnight. The day shift would then replace the night shift at between 08:00 and 10:00.
- 3.3 There is sufficient parking in front of the property for eight cars. The extensive rear garden would provide amenity space.

3.4 There are no external changes proposed to the property.

#### **4.0 Relevant policy documents**

4.1 National Planning Policy Framework (NPPF).

4.2 The Development Plan:  
Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS).

#### **5.0 Publicity**

5.1 One objection has been received as well as a 38-person petition. Objections are summarised below:

- Increase in anti-social behaviour
- Increase in noise
- Concern with the occupiers of the property
- Impact on elderly residents living nearby.

#### **6.0 Consultees**

6.1 Transport – No objection subject to conditions.

#### **7.0 Legal implications**

7.1 There are no legal implications arising from this report (LD/10052017/A).

#### **8.0 Appraisal**

8.1 The principle of a small residential care home in this residential area is acceptable and in accordance with UDP policy H11 Special Needs Accommodation.

8.2 The nature and scale of the use proposed is suited to this large detached house, set in an ample curtilage. The number of children proposed would be comparable to the number that could be expected to live in a five-bedroomed family home.

8.3 A condition could limit the number of children to four. Children's care homes are regulated by OFSTED and so will need to meet their normal standards regarding management, security and safety.

8.4 The applicant is proposing eight parking spaces to the front of the property, sufficient for all staff and any visitors to the property. Therefore, there would be no detrimental impact on the highway.

- 8.5 The movement of vehicles as carers arrive and depart at the start and end of shifts would have some minor impact on the amenity of neighbouring properties. Although this would be less than significant and a house of this size, occupied by an extended family, could generate a similar number of traffic movements.
- 8.6 The property is detached and sufficiently separate from the nearest house to not give rise to any undue disturbance to neighbours.

## **9.0 Conclusion**

- 9.1 Subject to conditions the proposal would be acceptable and in accordance with the development plan.

## **10.0 Detail recommendation**

- 10.1 That planning application 17/00360/FUL be granted, subject to the following conditions:
- Number and age of children
  - Car parking layout
  - Cycle parking
  - Bin store.

