

EPF/1930/19

30 Buxton Road, Waltham Abbey

Description of proposal

Application for a Lawful development certificate for use of dwellinghouse as a small scale care facility C3 (b) use class.

Description of site

The application site comprises of a two storey semi-detached dwellinghouse within the built up area of Waltham Abbey. It is not within a Conservation area nor is it a Listed Building.

Planning History

EPF/0998/13 Single storey rear extension. FINAL DECISION 31-05-2013 Grant Permission (With Conditions).

Main issues and considerations

Background

In their supporting statement the applicant has stated that they are:

'in the process of opening a foster agency and a contact center in Romford for which the application process has stated, to complete the care process to cover all area's we are also opening a Residential children's home in Waltham Abbey at 30 Buxton Road which this application is for.

The home will remain to look and feel as much like a normal home as possible. It will be a four bedroom dwellinghouse with the aim to house up to 4 children but this may only be 1 or 2 children at any given time. The staff that will be based there will be a Residential Manager and 3 social workers. Two of the social workers will be there during the day and 1 will stay over night but will not be sleeping at the property so the footfall to and from the property will not be much more than a 4 or 5 child family'.

In order to comply with Class C3 (b), the applicant can not use the site for no more than six residents living together as a single household and receiving care as permitted by C3(b).

The layout of the property is largely what one would expect of any family home with a communal lounge, kitchen and garden area.

The level of noise arising from the proposal would not be any different to the level achieved if the property was used as a typical family house. Based on the supporting documentation and plans submitted, the proposal would fall within the confines of use class C3 (b).

The purpose of the carers is largely to assist the residents in day to day tasks as opposed to undertaking those tasks themselves on behalf of the residents, akin to 'supported living'.

There is no adaptation required to use this as a residential children's home. The home will have similar footfall as a normal residential property.

A certificate of lawfulness would therefore be issued on the basis that the property would be used as a dwellinghouse as defined by Class C3 (b) of the Town and Country (Use Classes) Order 1987 (as amended) and would not be considered as a material change of use within Class C3 (a) of that Order which is the current lawful use of the application site.