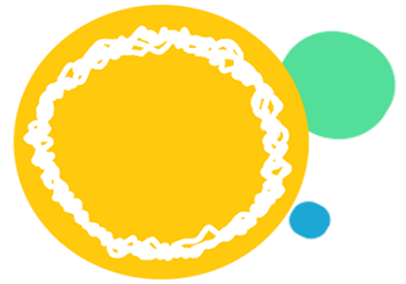


Parallel Parents
POSITIVE FLEXIBLE FOSTERING



Supporting Planning Statement

In relation to: 21 Orpington Drive, Bury, BL8 2PJ



Background:

This supporting document is in relation to 21 Orpington Drive, Bury, BL8 2PJ.

We are in the process of purchasing the said 6 bedroom detached property which has historically been used as a large multi generational residential dwelling since 1976.

Parallel Parents was first established in 1994, originally as a 'not for profit' organisation, and remains a family-owned/run agency offering both fostering and children's residential services alongside sister organisations Care Today (Partnership) and Care Today Ltd. (residential children's homes). Parallel Parents Ltd. was registered by the NCSC (later Ofsted) on 11th September 2003.

The Partnership of Care Today was founded in 1991 and now has over 30 children's homes. Over time, the company expanded geographically, developing good links/relationships with Placing Authorities, and introduced Fostering Resource Centres, a training centre (Training to Care), and education and therapeutic services that were able to provide holistic, 'wrap-around' support to Homes and foster families.

Proposed use:

We are looking to open a children's residential care home (as defined in the Care Standards Act 2000) to provide full time care for up to 4 young people between the ages of 7 and 17 years old. We will use the property to support and care for Children and young people who have been, or are Looked After by Local Authorities.

The number of children who will reside at the property will be a maximum of 4, this will be on a residential basis. There will be 2 members of staff on a rota basis and a Manager who will be working office hours Monday to Friday (this will not be their primary residence). The rota includes sleep-in or waking night staff. All bills will be collective and all community facilities would be shared as they would be living together as a single household where care is provided. Each of the children would have their own bedroom but would share the bathroom.

The proposed use is to provide a stable home environment for the children as their main and sole residence and that the length of stay is medium to long term, providing a continuity of care.

Children would attend mainstream education placements or would be provided with education in the home. We do not believe that this would increase the noise level or activity in the area.

The property will retain the look and character of a conventional residential dwelling and the use gives rise to no greater level of disturbance or amenity effects than could be generated by a dwelling house.

There are no proposed structural changes to the exterior of the building.

Site Description:

The property comprises a two storey detached family home with a private 3 car driveway, garage, front and rear gardens.

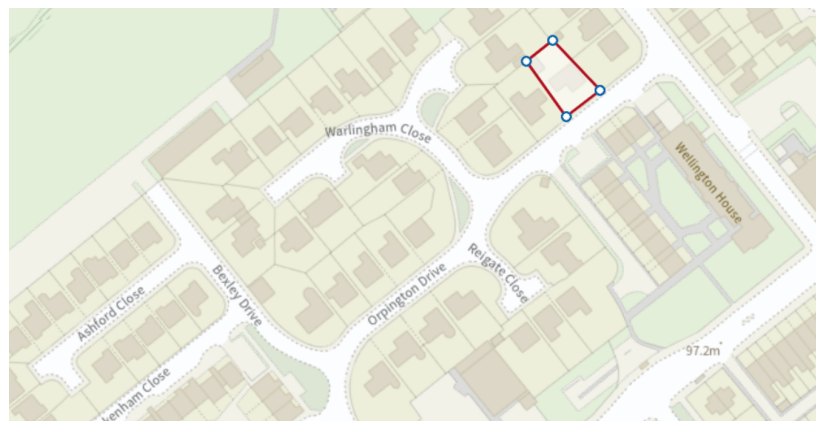
The property takes access from Haig Road and the A58.

The property is situated on a substantial corner plot and is not directly overlooked by neighbouring properties.

The property has a 3 car driveway and so would not cause any rise to the public highway. The proposed use of the property would generate traffic movements similar to that expected by a large family dwelling giving no greater rise or level of disturbance than may be regarded as reasonable during a conventional family dwelling.

Site Location:

The property is located within a residential area:



Relevant Planning History:None.

Grounds For Application:

The lawful use of the property as a dwelling house is currently C3, and the proposed use is C2, a change of use would occur as set out in Town and Country Planning (Use Classes) Order 1987 (as amended). However, we believe that as staff would not be living permanently within the property it would not be considered to materially change the character of the property from its current use as a dwelling house (C3). We believe that the proposed use of the property would function in a way that would not be materially different from a C3 dwelling house. The dwelling

could lawfully revert back to C3 use without planning permission as the proposed use would not constitute a material change of use.

Description Of Development:

This application seeks the change of use of an existing six bedroom detached dwelling (Use Class C3) to a residential care home (Use Class C2).

The ground floor of the property accommodates a large reception/living room, dining room, a good sized kitchen with separate utility and a downstairs w/c. Meanwhile, upstairs there are six bedrooms and a separate family bathroom.

There would be no changes to the access of the dwelling. The existing driveway would remain providing ample parking for staff and visitors.

Essentially the property would operate as any normal residential dwelling. This is a family sized home; the home would accommodate a maximum of 4 residents with a minimum of 2 members of staff present at all times (and a maximum of 3 when the Home Manager is present or at handover times) thus, amounting to a maximum of 7 persons (4 children, 3 adults), this is broadly commensurate to what you might expect with a 6 bedroom family home.

Parallel Parents are legally bound to this, under the Ofsted registration and therefore there would be no circumstances in which more than 4 children would reside at the property. This is consistent with the usual operations.

The children in the home would be aged between 7-17 years and would be in full time education. Depending on the suitability of local schools, children would attend local schools or there is the potential for home tuition. With regards to travelling to and from school or other activities children would travel in one vehicle. Staff would work shifts; these would generally consist of one day shift and one overnight shift with two members of staff present at all times. Shifts start at 10:00am, those staff arriving at that time will finish work the following day at 10:00am, meaning there is one handover per 24 hour period.

This is an existing family home; the proposed use is consistent with that of a 'normal' functioning family. Any visitors to the dwelling will be consistent with such a use. Friends and family visits will be in line with the usual parameters that one would expect of a six person family home.

Social workers visits are pre-arranged at all times, bi-monthly. The frequency of this again is not considered to be an issue or concern and is consistent with a usual family home and associated visitors/family/friends.

There are no planned medical staff attendances to the home because the home does not cater for young people with a physical disability. Formal meetings generally take place away from the home. As such, any visitors to the house could easily make use of the existing large driveway.

The Council are encouraged to undertake a site visit to see first-hand the capacity and space available at the property. This is considered to be more than ample for this family home.

