

## **Deputation Submitted by Mr March**

Planning Application ref: APP/20/01180 | Change of use of premises from a mixed use (B&B and dwelling) to a Children's Home. | 193 London Road, Waterlooville, PO7 7RN

### **Deputation to Havant Development Management Committee (18/3/21)**

Speaking in support of the application,

Neil March, the applicants Planning Agent will say:

"The application, as the description suggests, is for a home. A home for children.

It will operate in much the same way as a family dwelling, with the same types of activities and comings and goings.

The children will go to school or college during the day and will be encouraged to attend clubs after school and at weekends.

The children will eat meals together and have house rules that they need to follow.

Food shopping and household chores will be done mainly by the support staff, although the children will be expected to play their part.

Appeal decisions have consistently determined that the operation of a children's home is not materially different to a C3 dwelling and therefore does not require planning permission.

I successfully obtained a Lawful Development Certificate on this basis for a 5 bed property in Fareham in May 2020, which my clients are about to start using as a children's home, having just gone through a stringent vetting process by Ofsted.

The children's home sector is very heavily regulated, as one would expect.

Planning permission is only required in this instance as the current lawful use of the property is in a mixed use – as a dwelling and also as a bed and breakfast facility, with 3 of the 6 bedrooms permitted to be used for bed and breakfast accommodation, along with a guest's lounge. The detached annexe has also been used as guest accommodation for in excess of 10 years, so could in theory also be used as additional bed and breakfast accommodation if so desired.

Regard must therefore be had to the commercial bed and breakfast element of the current mixed use when considering the proposal to change it to a children's home. This is particularly relevant when considering issues such as parking and general comings and goings from the property.

The case officers report confirms that sufficient parking has been provided in accordance with the Council's parking standards.

The report also confirms that the proposal accords with Core Strategy Policy CS7, which is entitled 'Community Support and Inclusion' and permits development that provides services for older people and other vulnerable groups, which is the key principle policy under consideration.

The proposal is in accordance with the Council's Development Plan policies, as well as the key principles of the National Planning Policy Framework. We fully endorse the officer report and recommendation and ask the committee to support the officer's recommendation to grant planning permission."