

Report of the Interim Chief Executive

APPLICATION NUMBER:	25/00457/FUL
LOCATION:	79 Peveril Road Beeston Nottinghamshire NG9 2HU
PROPOSAL:	Proposed change of use from Residential Dwelling (Class C3) to Residential Care Home (Class C2) for up to two children

The application is brought to the Committee at the request of Cllr Carr. The application has been called to Planning Committee due to concerns regarding parking in this area and is subject to investigation by Nottinghamshire County Council Highways Authority.

1. Purpose of the Report

- 1.1 The application seeks planning permission for the proposed change of use from dwelling (C3) to a residential children's care home (C2).

2. Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to conditions outlined in the appendix.

3. Detail

- 3.1 The application seeks planning permission for the change of use from C3 dwelling to a residential children's home (C2).
- 3.2 The application site consists of a two storey semi-detached dwelling with a rear garden and off road parking to the principle elevation for three vehicles. The dwelling is located in a residential area consisting of semi-detached dwellings.
- 3.3 There are no external changes proposed, but the internal layout will change to create two children's bedrooms on the first floor with a bathroom and staff office. The ground floor will be changed to create a staff room/office for overnight along with the existing kitchen and lounge/dining area.
- 3.4 The application has been submitted with a bike storage plan, care management plan, missing person protocol, noise and antisocial behaviour plan, parking plan and security statement.
- 3.5 The residential children's home will be for up to two children aged between 8-16 years with emotional and behavioural difficulties. There will be 2 staff at all times (one will be a senior support worker) working on a 48 hour shift pattern.
- 3.6 The benefits of the proposal are the retention of the dwelling as a residential use, the provision of targeted accommodation to the benefit of future occupants in need of a care home and compliance with policies contained within the development plan. It is considered there would be the potential for an impact on neighbour amenity but this is outweighed by the benefits of the scheme.

- 3.7 The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

4. Financial Implications**4.1 The comments from the Head of Finance Services were as follows:**

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications**5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.****6 Data Protection Compliance Implications****6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.****7. Background Papers:****7.1 No background papers.**

APPENDIX

1. Details of the application

- 1.1 The application seeks permission to change the use of the dwelling to a residential children's care home (Class C2). The dwelling is currently set out as family home with three bedrooms, kitchen, dining room and lounge with a garden to the rear and parking to the principle elevation. The dwelling is currently vacant.
- 1.2 The proposed change of use to a residential children's home (C2) would provide specialist care and accommodation for up to two young people aged 8-16 years with Emotional and Behavioural Difficulties (EBD).
- 1.3 The dwellings external appearance would remain unchanged but changes to the internal layout to create two bedrooms for the young residents on the first floor, two staff offices, one on the ground floor and one on the first floor, each with designated working space and provision for staff sleep-in arrangements. The ground floor provides an open plan lounge/diner, kitchen and adult room/office. The rear garden would be accessible to residents and proposed to be used for supervised leisure and activities. It has been stated there would be off-street parking for up to three vehicles and bicycle rack accommodating three bikes would be installed on site to promote active travel among staff and visitors.
- 1.4 The staffing structure would include a registered manager, deputy manager, senior support worker and residential support workers. There will be at least one senior and two support workers on shift during the day, with waking night staff providing overnight care and supervision. The submitted documentation states that there would be a maximum of two adults in the home over night and the staff would work on a 48 hour shift pattern. Therefore, the property would be staffed 24/7 by trained professionals who would oversee the safety and conduct of the residents. It has been stated in the submitted planning statement daily operations would resemble those of a typical family home, with consistent routines and supervision in place to ensure a calm and orderly atmosphere. Activities would be managed to minimise noise and disruption to neighbouring properties.
- 1.5 It has been stated within the submitted planning statement that the care home would be operated with a strong ethos of emotional stability, respect and empowerment, with a care model centred around individual needs. The care approach would include: individualised care plans tailored to each resident's emotional, behavioural and development needs; therapeutic interventions, including access to counselling and mental health services; educational support through collaboration with local schools and additional in-house learning opportunities; life skills training to build independence and confidence in day-to-day activities. The care home would be Ofsted-registered and would operate under the Quality Standards set out in the Guide to the Children's Homes Regulations (2014) and Quality Standards.

2. Site and surroundings

- 2.1 The application site consists of a two storey semi-detached dwelling, with a rear garden and off road parking to the principle elevation. The dwelling is located within a residential area with a mix of semi-detached and detached dwellings.
- 2.2 The application site is located within close proximity to Beeston Town Centre and good access to public transport. There is parking for three vehicles within the site and there is unrestricted on street parking, but given the level of parking within the site on street parking should not be required.

3. Relevant Planning History

- 3.1 22/00269/CLUP - Certificate of lawfulness for proposed change of use from dwelling house (Class C3) to house in multiple occupation (Class C4) – withdrawn application and not implemented.

4. Relevant Policies and Guidance

4.1 **Broxtowe Aligned Core Strategy 2014:**

The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 8: Housing size, mix and choice
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2019**

The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 15: Housing size, mix and choice
- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution

4.3 **National Planning Policy Framework (NPPF) 2024**

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision making
- Section 8: Promoting Healthy and Safe Communities
- Section 12: Achieving well-designed places

5.0 **Consultees**

- 5.1 **Broxtowe Borough Council Environmental Health Department** has no objection but requested informatives regarding construction hours and burning of waste
- 5.2 **Environment - Bins** has no objection but provided details on bin provision.

- 5.3 **Nottinghamshire County Council Highways Authority (HA)** has not raised any objection to the application and considers the parking provision acceptable
- 5.4 **Nottinghamshire County Council – Children and Family Services** has commented on the application and stated Nottinghamshire Children and Family Service has no major concerns or objections to the proposed change, but as the applicant is a new provider to Nottinghamshire then it is advised the applicant contact NCC Children's and Family Services.
- 5.5 5 neighbours were consulted on the application and a site notice displayed. There were a total of 4 objections received all neighbours to the site: The comments can be summarised as follows:
- Houses built as community family homes, some have been subject to considerable alterations, sadly, reducing the community family homes to multiple occupation houses;
 - This change will be even more different with less chance of building a community than ever;
 - Visitors both personal and health care generating even more traffic on an already busy road;
 - Residents are also having difficulties accessing/leaving their home due to excessive and dangerous parking;
 - The houses on Peveril Road are family homes and should be used as such and not turned into care homes;
 - The Government says there are not enough homes available for families as it is;
 - Care homes should not be in residential areas
 - Fully oppose the application.

6. Assessment

- 6.1 The main issue relates to whether the principal of the proposed change of use from a dwelling (Class C3) to a residential children's care home (Class C2) is acceptable. Considerations regarding design, neighbour amenity and the impact on highway safety will also be assessed as part of the report.

6.2 Principle of development

- 6.2.1 The proposal is for a change of use from a dwelling (Class C3) to a residential children's care home (Class C2) and would provide specialist care and accommodation for up to two young people aged between 8-16 years with Emotional and Behavioural Difficulties (EBD). Within the submitted planning statement the daily operations would resemble those of a typical family home, with consistent routines and supervision in place to ensure a calm and orderly atmosphere. Activities would be managed to minimise noise and disruption to neighbouring dwellings. The dwellings external appearance would remain unchanged as part of the proposal.

6.2.2 The proposed use of the dwelling is considered to retain the residential nature of the dwelling and as such, subject to the matters below, is considered to be acceptable in principle.

6.3. Design and visual amenity

6.3.1 The dwellings external appearance will remain unchanged, as no proposed extensions or alterations, the only changes will be to the internal layout.

6.3.2 The submitted security statement confirm the use of external CCTV, including a doorbell camera at the main entrance, dusk to dawn lighting and secure cycle storage to the rear of the dwelling.

6.3 Amenity

6.3.1 Policy 10 of the ACS states that developments will be assessed in terms of impact on the amenity and Policy 17 of P2LP states that all development should integrate into its surroundings, have good access to public transport, provide adequate amenity space, have satisfactory degree of amenity for occupiers of the new development and neighbouring properties.

6.3.2 A site notice was displayed and 5 neighbours were consulted on the application. A total of four objections were received and are noted above in the consultations section of the report and will be addressed below in this section of the report and highways section.

6.3.3 No specific concerns have been raised regarding impact on amenity to the existing dwellings and the submitted documentation covers noise and antisocial protocol along with good neighbour and community engagement plan that states the residential children's care home wishes to be a positive, transparent and respectful relationship with the local community and its surroundings. The company operating the residential children's care home sets expectations for staff conduct and operational behaviours to uphold the amenity of the surrounding area.

6.3.4 The company operating the residential children's care home acknowledges the children's care home exists in a shared residential environment and should complaints be received a clear point of contact for complaints is within the submitted good neighbour and community engagement plan.

6.3.5 To ensure the residential children's care home is a compatible neighbour it states within the submitted planning statement that the aim of the children's care home is to provide specialist small scale, family style home where residents can benefit from 24/7 care, therapeutic interventions, education support and structured routines.

6.3.6 To ensure continuity and minimise vehicle movements the care staff will operate on extended 48 hour shifts where possible. This approach provides stability for the residents and at the same time reduce the number of daily staff arrivals and departures. The staff shift patterns has been designed to maintaining a quiet and respectful operation in a residential setting.

- 6.3.7 The Environmental Health Officer has assessed the submitted information and has not raised any objection to the application. The informatives recommended are hours during construction works for the internal changes and no burning of waste.
- 6.3.8 Nottinghamshire County Council Children and Family Services has assessed the information submitted and has not raised any concerns with the application but has requested the applicant make contact with NCC Children's and Family Services. This information has been passed to the applicant/agent during determination of the application.
- 6.3.9 Therefore, it is considered the proposed change of use from dwelling (C3) to a residential children's care home (C2) is unlikely to result in significant impact on the amenity of neighbouring dwellings over and above the use compared to the lawful use as a C3 dwelling, which could operate as a family home with two children.

6.4 Access

- 6.4.1 Policy 17 of the Broxtowe Local Plan Part 2 (2019) states that development (including fences, walls and other structures) should not cause risk to pedestrians or road users by reducing visibility for drivers when entering or exiting the driveway.
- 6.4.2 Concerns have been raised regarding the residential children's care home generating more traffic, issues with parking around the site and access issues for neighbours entering and existing their own drives.
- 6.4.3 The site has a joint vehicular access with the neighbour at 81 Peveril Road which provides access to off road parking in front of each dwelling, hardstanding forward of the principal elevations for two/three vehicles. Joint vehicular access are common along this stretch of Peveril Road providing much needed parking.
- 6.4.4 Within the submitted documentation it has been demonstrated that there is off street parking to the principal elevation for three vehicles and the staff rotas have been designed to factor in parking provision and to ensure no impact on the existing arrangement.
- 6.4.5 The application has been assessed by Nottinghamshire County Council Highway Authority and given the submitted information the Highways Authority has not raised any objections and considers the level of parking provided acceptable.
- 6.4.6 The site lies in an area with no residential parking permits and the parking provision is the same as an traditional C3 dwelling and the aim of the residential children's care home is to not intensify the use of the dwelling and

be used as a traditional residential dwelling to provide care for two children that mirrors family life.

- 6.4.7 It is considered the proposed change of use from dwelling (C3) to a residential children's care home (C2) would not result in significant access, highway safety concerns for the occupiers or the neighbouring dwellings.

6.5 Other Issues

- 6.5.1 There has been concerns raised about the proposal and the potential for the loss of a family home. The proposed use is for a residential children's care home but the home will be operated and designed to function like a traditional family home setting.

7. Planning Balance

- 7.1 The benefit of the proposal is that there would be a new residential children's care home (Class C2), which would contribute to providing and contributing to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities. The property's external appearance would remain unchanged, as there are no extensions or alterations of the existing elevations of the property. The proposal is considered unlikely to result in a significant impact upon the amenity and access and highway safety of the adjacent neighbouring dwellings. Taking all of the above into account, it is considered on balance, the proposal is acceptable and conditional planning permission should be granted.

8. Conclusion

- 8.1 It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality and comments raised in representations received, the development is unacceptable and that there are no circumstances which otherwise would justify the granting of permission.

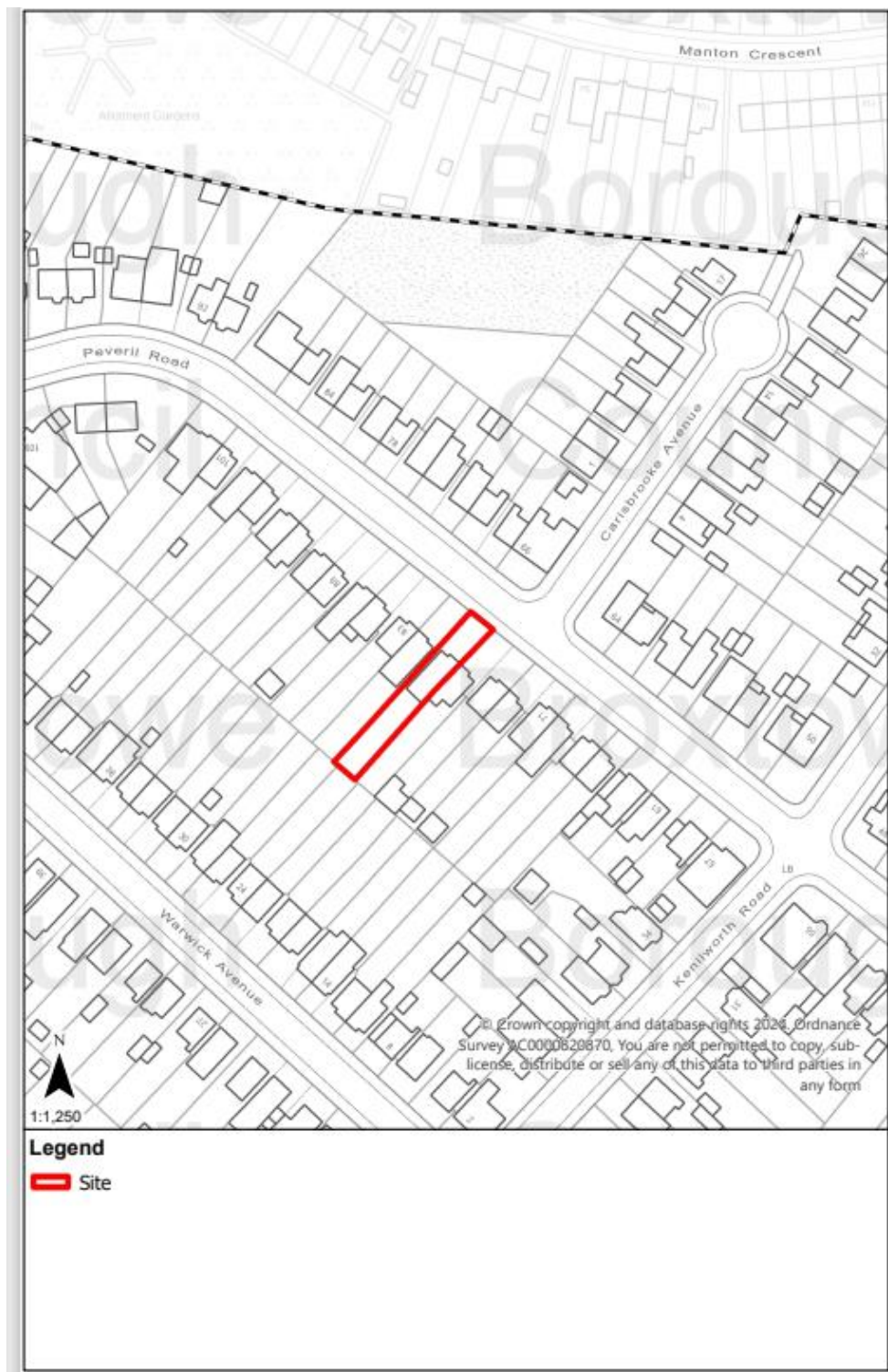
Recommendation

The Committee is asked to RESOLVE that planning permission be GRANTED subject to the prior signing of a Section 106 Agreement to secure BNG monitoring contributions, and subject to the following conditions:

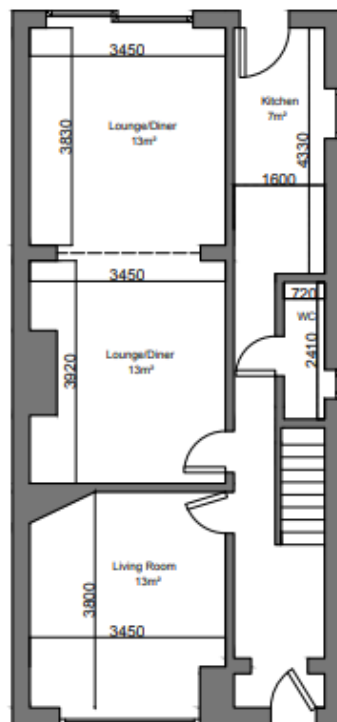
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| 1. | The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. |
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	Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
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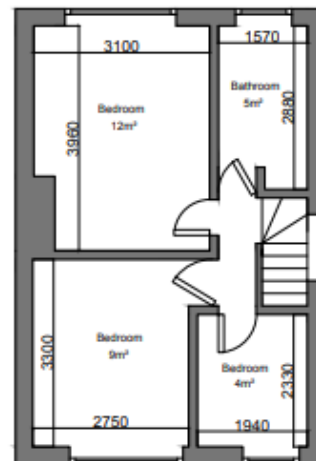
2.	<p>The development hereby permitted shall be carried out in accordance with the site location plan, bike plan, care management plan, disposal site plan, good neighbour and community engagement plan, missing child protocol and police liaison, noise and anti-social behaviour mitigation plan, parking plan, planning statement, security statement and planning statement received by the Local Planning Authority 18 June 2025.</p> <p>Reason: For the avoidance of doubt.</p>
	NOTES TO APPLICANT
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>

Map

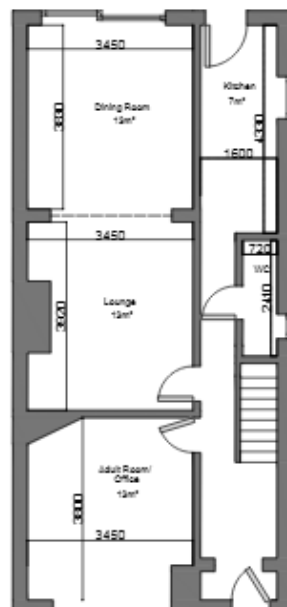
Plans (not to scale)



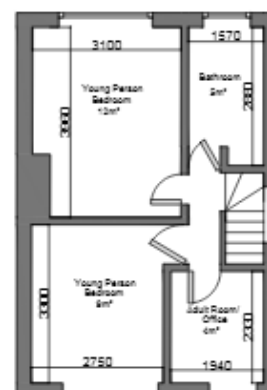
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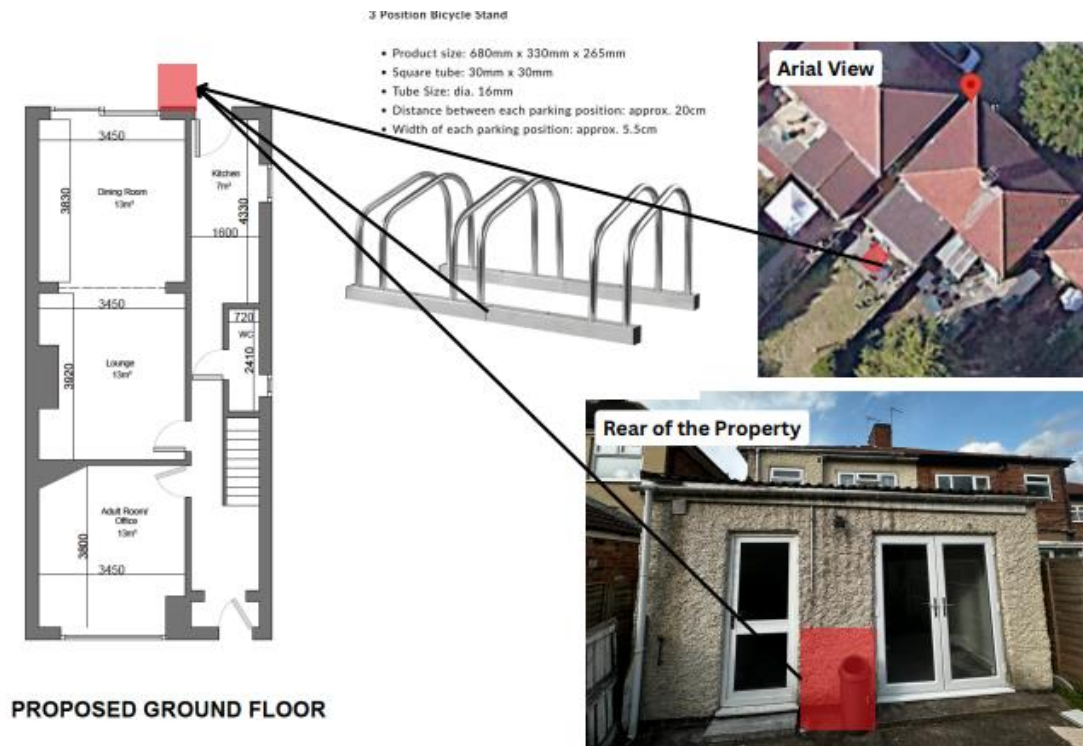
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PROPOSED FIRST FLOOR
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Parking Plan

Address: 79 Peveril Road, Beeston, Nottingham, NG9 2HU

Prepared on behalf of: Usman Basharat

Date: June 2025

Prepared by: Haus Planners

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