

Report of the Chief Executive

APPLICATION NUMBER:	26/00356/FUL
LOCATION:	16 Oakland Way, Strelley, Nottinghamshire NG8 4JS
PROPOSAL:	Application for the change of use of a (3a) dwelling as a children's home (C2)

The application is brought to the Committee at the request of Councillor P Owen and Councillor J Couch.

1. Purpose of the Report

- 1.1 The application seeks planning permission for the change of use of a dwelling (Use Class 3a) to a children's home (Use Class C2).

2. Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to conditions.

3. Detail

- 3.1 The application seeks permission for a change of use from a dwelling (C3) to a children's home (C2) for up to three children aged 7-18, looked after by up to four carers and a manager.
- 3.2 In regard to neighbouring properties, the site is located in a built up residential area of Strelley with neighbours to the west (18 Oakland Way), east (14 Oakland Way), south (9, 11 and 15 Oakland Way). There are no neighbours to the north of the site, which is an open area with trees.
- 3.3 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 home and compliant with policies contained in the development plan. There would be the potential for an impact on neighbour amenity but this is outweighed by the benefits of the scheme.

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 for a change of use from C3 (dwelling) to C2 (residential institution) to have a children's home, for up to three children from age 7 until they are 18.

2. Site and surroundings

- 2.1 The application site is a detached dwelling, located within a residential area. The dwelling has four bedrooms and three off-street parking spaces available. The proposal would see three of the four bedrooms used for children's bedrooms and the other room as a staff office. The ground floor features a kitchen, living room, garage and additional office space. A bike store and bin storage area would be located within the rear garden.

3. Relevant Planning History

- 3.1 No relevant planning history post 1974.

4. Relevant Policies and Guidance4.1 **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 Mix, Size 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 Mix, Size 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 and beautiful places

5. Consultations

- Environmental Health - We have no objections to planning approval being granted subject to the following recommended information being supplied. Having read the Planning/design and Access Statement dated the 30/85/26 by Rose Consulting Planning and Regeneration and the Management Plan for the children's home this department has concerns in relation to possible Antisocial behaviour including client related noise. Therefore, the applicant should provide further supplementary information to address this matter.

Regarding the above comment, all the relevant information relating to operations and noise has been provided in the submitted management statement and design and access statement, both received on June 1st. The concerns raised in regard to anti social behaviour and client related noise have been addressed in the management plan submitted, which emphasises that local neighbours will be written to, to introduce themselves and will have a line of contact in the event of any issues. Additionally, comings and goings will be monitored and a curfew set, with the plan stating that there is no evidence to suggest that this form of care home with high levels of supervision, would result in more noise than a usual C3 dwelling. Children will also have an impact risk assessment conducted by multidisciplinary teams before admission to ensure they are well suited to the environment, minimising the likelihood of anti-social behaviour.

- Cllr J Couch – also requested to go to planning committee
- Cllr P J Owen - Nuthall East & Strelley Ward – called to committee, for the reason that it is inappropriate in an unsuitable area.
- NCC Highways – No objection.
- NHS Nottingham & Nottinghamshire Integrated Care Board (ICB) – Nottinghamshire County Council's Placements and Commissioning Team supports this application to provide a home for up to 3 children.

The children's home provider behind this application – Serenity Safe Sanctuary – are a new children's home provider but appear to have significant experience within the sector, which will undoubtedly support our Nottinghamshire children and young people. Serenity Safe Sanctuary already have an existing children's home within Nottinghamshire which similarly supports up to 3 children. Nottinghamshire County Council are advocates for smaller, more familial homes which are responsive to the needs of our children-in-care, which this home will provide. Nottinghamshire County Council recognise the value of smaller homes with the aim of creating and nurturing, stable environments that encourage strong relationships and provide the flexibility to meet individual children's needs and our local authority needs. The home appears to benefit from good access to local amenities, including education, health, and leisure facilities, as well as green spaces, which has the potential to create positive outcomes for our children in care. We also believe the size and layout of the

home are appropriate with ample parking for the proposed staffing model. With the data available to us, we have no concerns with an over-saturation of children's homes within the area and recognise how a family community would benefit our Nottinghamshire children and young people. We also recognise that outdated perceptions of children's homes can sometimes lead to community concerns. It is important to emphasise that modern children's homes are designed to function as ordinary family homes—both in appearance and day-to-day life. Any provider operating from this property must meet Ofsted's regulatory standards prior to opening and must maintain these standards to remain registered. Nottinghamshire have no concerns or objections to the proposed change and welcome new providers to the market who will create Nottinghamshire homes for Nottinghamshire children and young people.

5.1 7 neighbours were consulted on the application. A site notice was placed at the site on June 16th. A petition against the scheme was received from local residents. There were 44 objections received which were on:

- traffic and highway safety/ inaccuracy of parking arrangements
- service and visitor parking/access
- impact on residential amenity
- intensity of use
- unsuitability of location
- impact on neighbours health and wellbeing
- increased level of activity
- proximity to primary school
- loss of a family home
- loss of privacy
- implications of CCTV and heightened security arrangements within residential street
- safety concerns
- character of street scene
- biodiversity
- noise and disturbance
- insufficient supporting information
- physical constraints of cul-de-sac
- refuse/waste
- no facilities for children and young people
- inconsistency within plan
- cumulative impact

6. Assessment

6.1 Principle

- 6.1.1 The main issues for consideration are the principle of the change of use and whether the proposal would have an impact on neighbouring amenity.
- 6.1.2 A site notice was displayed. A petition was received from local residents against the proposal. 44 objections were received.
- 6.1.3 Three children would live at the house, with four carers on a rota basis with two staying overnight. A manager will also attend most weekdays with no more than five staff on the premises at any one time.
- 6.1.4 The children's home model is to create a family style environment for the medium to long term care of a small number of children.
- 6.1.5 The proposed use of the property is considered to retain the residential nature of a dwelling and as such, subject to the matters below, is considered to be acceptable in principle.

6.2 Design

- 6.2.1 The dwellings external appearance will remain unchanged, as no extensions or alterations are proposed.
- 6.2.2 The submitted statement confirms the use of external CCTV including doorbell camera at main entrance and secure cycle storage to the rear of the dwelling.

6.3 Amenity

- 6.3.1 Policy 10 (F) states that the impact of a development on neighbour amenity will be a consideration. Policy 17 (4d) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.
- 6.3.2 The application does not propose any external changes to the dwelling and only relates to the change of use from C3 to C2, therefore loss of light is unlikely. There should be a minimal impact on overlooking or loss of privacy as the number of occupants will be equal to what may be expected in a usual residential home.
- 6.3.3 In regard to the use, the nature of the use as a residential care home for three children would not significantly differ compared to the use of a dwellinghouse (c3) where it may be expected for a family including people of this age to reside, as such it is considered, subject to the provision of a management plan condition, that there would not be any significant impact in terms of increase of noise and disturbance for the occupiers of neighbouring dwellings sufficient to warrant a refusal. Additionally, the house is detached which will result in less noise transfer to any adjacent property.

- 6.3.4 In respect of amenity for the intended occupiers of the property, the layout would be similar to that of a C3 dwellinghouse, with kitchen and living room on ground floor and sleeping accommodation to the first floor.
- 6.3.5 To ensure continuity and minimise vehicle movements, staff will be encouraged to use public transport and will operate on 48 hour shifts where possible. This approach provides stability for residents and reduces the number of daily arrivals and departures.
- 6.3.6 Nottinghamshire Integrated Care Board had no objections to the proposal. They stated that the provider has significant experience in the sector and the proposal will support children and young people. The home appears to benefit from good access to local amenities, with ample parking for the proposed staff model. With the data available to us, we have no concerns with an over-saturation of children's homes within the area and recognise how a family community would benefit our Nottinghamshire children and young people. We also recognise that outdated perceptions of children's homes can sometimes lead to community concerns. It is important to emphasise that modern children's homes are designed to function as ordinary family homes—both in appearance and day-to-day life.

6.4 Access

- 6.4.1 Highways stated that any parking demand that cannot be accommodated within the site curtilage will displace on-street. If this occurs indiscriminately, parked vehicles could impede access to and from existing driveways. However, there appear to be sections of Oakland Way where on-street parking could occur without materially affecting the free flow of traffic. As such the Highway Authority do not wish to raise an objection.
- 6.4.2 There are three parking spaces to the front of the site, with an additional parking space within the integral garage. Staff are encouraged to get public transport to work. Therefore, with the number of staff being at a maximum five at a time (four carers, one manager), mainly at handover times and the proposal should not result in a need for parking on the street.

7. Planning Balance

- 7.1 The benefit of the proposal is that there would be a new residential children's care home (C2) which would contribute to providing a mix of housing tenure, type and size 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. The proposal is considered unlikely to result in a significant impact upon the amenity and access and highway safety of neighbouring dwellings. Considering the above, it is considered on balance that the proposal is acceptable and conditional planning permission should be granted.

8. Conclusion

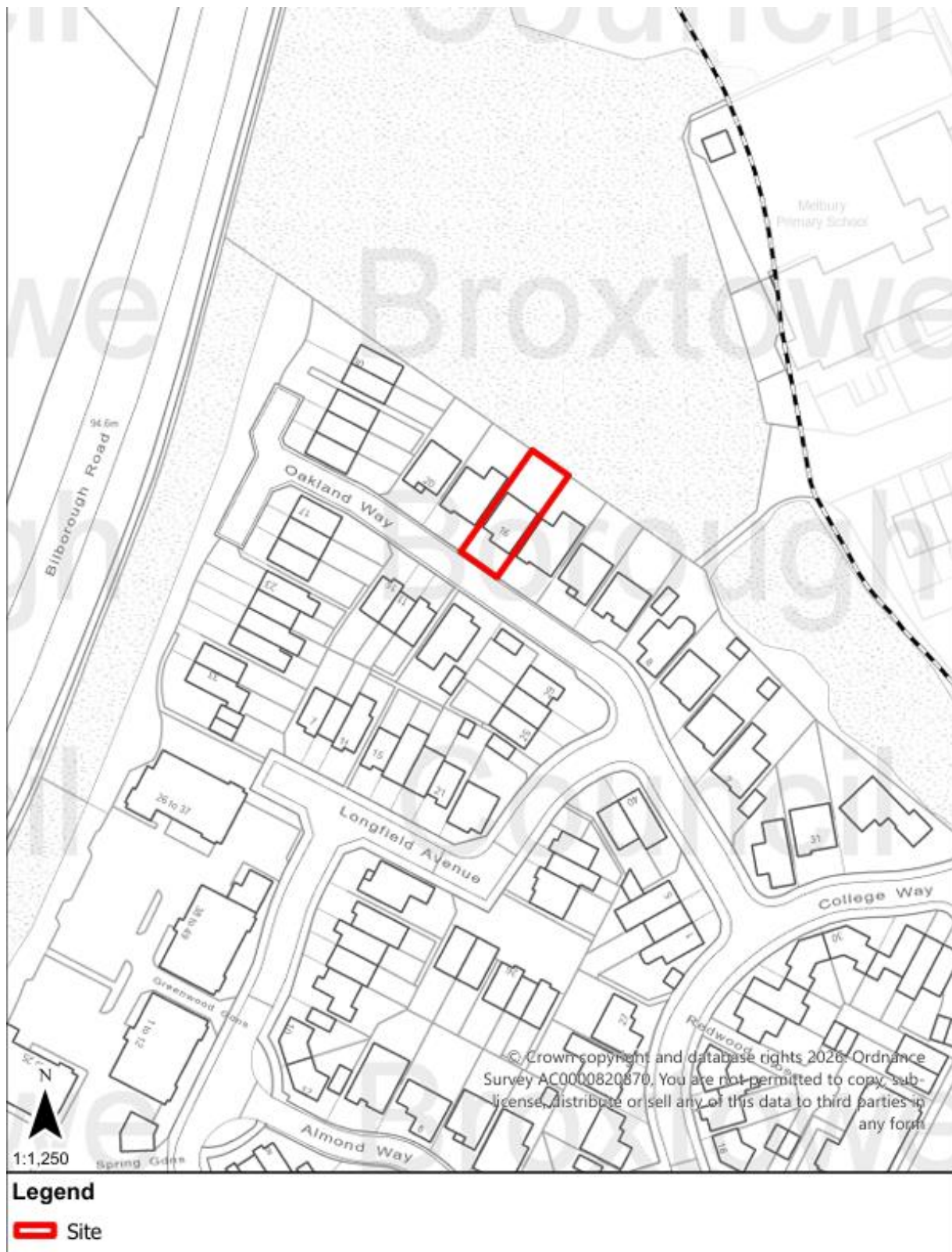
It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality and comments raised in representations received, the development is acceptable and that there are no circumstances which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

Recommendation

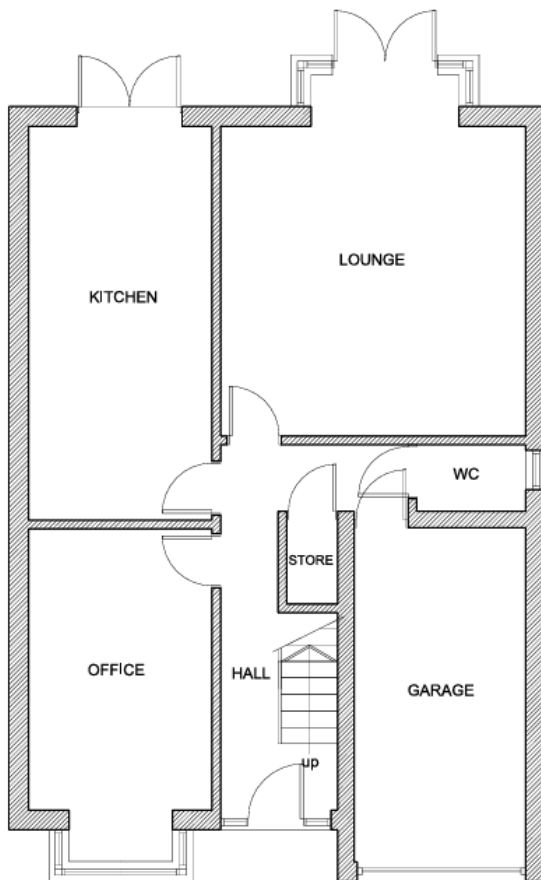
The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:

(i) the following conditions:

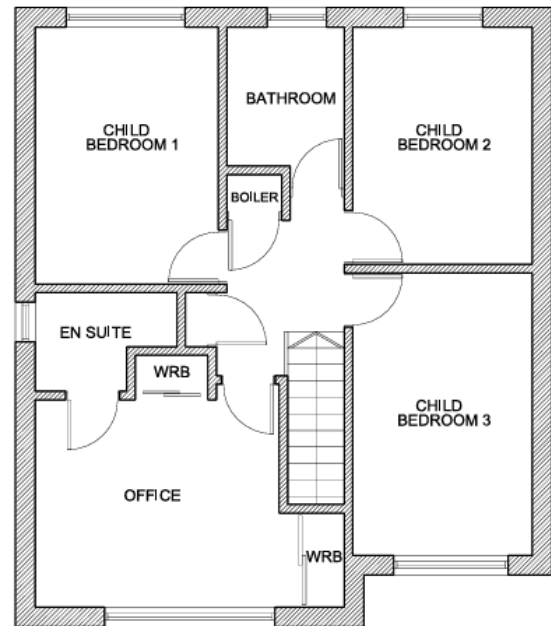
1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	The development hereby permitted shall be carried out in accordance with the Site Location Plan (1:1250), Block Plan (1:200), Proposed Floor Plan, Design and Access Statement and Management Plan received by the Local Planning Authority on 1 June 2026. <i>Reason: For the avoidance of doubt.</i>
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

Map

Proposed Floor Plan (not to scale)



GROUND FLOOR PLAN



FIRST FLOOR PLAN