
Supporting Statement

Use of existing house for
the provision of care to
no more than 3 young
people living together as
a single household (Class
C3b)

25 Milestone Road,
Hitchin
SG5 2SZ

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1.0 INTRODUCTION

- 1.1 This supporting statement is submitted in support of the lawful development certificate (proposed use) application for use of 25 Milestone Road, Hitchin SG5 2SZ for the provision of care to no more than 3 young people living together as a single household (Class C3b)

2.0 SITE AND SURROUNDING AREA

- 2.1 The application property is a two-storey house with a single-storey annex located on the east side of Milestone Road. The existing use falls within Use Class C3 of the Town and Country Planning Use Classes Order.
- 2.2 The surrounding area is residential in character and is made up of semi-detached properties.

3.0 PROPOSAL

- 3.1 Lawful development certificate (for proposed use) is sought for the use of existing house for the provision of care to no more than 3 young people and two carers living together as a single household (Class C3b) The total number of residents and carers will not exceed 6.
- 3.2 The property would be the main or sole residence of the persons being cared for. The carers would be living with the young people like one family. The proposed use is identical to the recent approval for 87D Normandy Avenue (LPA ref: 23/0865/192).

4.0 RELEVANT LEGISLATION

- 4.1 Town and Country Planning (Use Classes) Order 1987 (as amended).

5.0 PLANNING ASSESSMENT

- 5.1 The principal issue to be considered is:

- Whether the proposal comply with the relevant criterion set out in the use Town and Country Planning (Use Classes) order.
- 5.2 Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) permits use as a dwellinghouse (whether or not a main residence) by:
- a) A single person or by people to be regarded as forming a single household
 - b) Not more than six residents living together as a single household where care is provided for residents; or
 - c) Not more than six residents living together as a single household where no care is provided to residents (other than use within Class C4)
- 5.3 The proposal is for use as a residential home for no more than 3 young people and two carers living together as a single household.
- 5.4 The proposed use of the premises would be within the concept of a single household, in that there would be no more than 6 people (including their carers) with shared communal facilities.
- 5.5. All meals would be prepared on the premises and the young people will eat together as a family unit.
- 5.6. Their carers would be living in the house and would be part of the household. They would be providing support using a person-centred approach in the least intrusive way, with the emphasis on supporting them to make informed choices about their individual lifestyles and to find the joy in living, whatever their needs and circumstances. Thus, they would be helping them make informed choices about selecting training, life skills, off-site appointments, etc.
- 5.7. The proposal therefore falls within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

6.0 CONCLUSION

- 6.1. The proposal falls within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Therefore, there should be no objection to granting of certificate of lawfulness for the proposed use.