

10th July 2025

Planning Application for Change of Use, Hayes Cottage, 1 West Lodge, Putteridge Park, Luton, Beds, LU2 8LA

PLANNING STATEMENT

It is proposed to change the use of this property from a domestic residence (C3) to a 3 bed children's home (C2).

The following documents relate to this application:

- 101AR-01 Site, Location and Parking Plans.
- 101AR-02 Existing and Proposed Floor Plans.
- 101AR-03 Existing and Proposed Elevations.
- Operational Management Plan.

Design and Access

There are no physical alterations required to the building to enable this proposed use to be implemented. the design of the building and its access provisions will remain the same as existing.

Site Waste Management

The current designated domestic and recyclable waste bin spaces affronting the street will remain and since the occupancy of the building is not due to increase then the current waste production is expected to be the same as existing.

Privacy

The applicant advises that they are required by Ofsted to ensure that privacy is maintained on all boundaries of the site. 1.8m high boundary fences are either already present or will be on all boundaries.

Occupation

There will be a maximum number of 4 children resident. The age range will be 6-18 years. Once the children have reached 18 years, they are required to leave the home.

The children's private facilities, namely bedrooms and bathrooms, are separated from those used by the staff.

Management

Please see the submitted Operational Management Plan for full details.

Security

In addition to 1.8m high boundary fences, the applicant proposes that the entire perimeter of the property will be covered by CCTV that is monitored 24/7.



CIAT Chartered Practice partnered with Local Authority Building Control

Principal: Kevin Smith MCIAT

A: 10 Halfway Avenue, Luton, Bedfordshire, LU4 8RB, UK

E: kevinsmithMCIAT@gmail.com M: +44(0)798 1156 559

W: <https://www.linkedin.com/in/kevinsmithmciat/>



Parking

It is anticipated that the parking requirement will reduce since the resident children have no cars and the preference is for majority of the staff to live within walking distance of the site.

It is proposed there will be 9 full time staff and 5 part time staff with the maximum number of staff on site at any one time of 6, at the time of staff handover and then for only about half an hour. On site parking is currently available for a 7 cars to accommodate this.

Please see the Operational Management Plan for further details of the number, frequency and type of visitors to the site.

Noise Assessment

Although this is technically a change of use from a dwelling to a children's home yet the basic use remains the same, i.e. residential. Hence the potential impact on residents arising from noise is anticipated to be the same as from any family home. We would suggest therefore that a noise assessment is not necessary and should not be a condition of approval.

Housing Need

Whilst this application is for a change the use from a domestic residence (C3) to a children's home (C2), essentially the use remains the same, i.e. residential. The facility is designed to be operated in such a way as to create as near to a home environment as possible, with children being cared for by the same responsible adults as you would find in a normal family environment. Thus approval to this application will not result in the loss of residential accommodation.