
PLANNING STATEMENT

2 Quinn Way, Letchworth, SG6 2TX

Full plans application for the conversion of a C3 Dwelling house to Class C2 Residential Institution for the care of up to 3 children or young adults.



Front elevation of 2 Quinn Way, Letchworth, SG6 2TX

1. Introduction

This application seeks full planning permission for the change of use of the existing dwellinghouse at 2 Quinn Way, Letchworth from Use Class C3 (dwellinghouse) to Use Class C2 (residential institution).

The proposed use is to provide specialist residential care and accommodation for a maximum of three children and young people with emotional and behavioural difficulties (EBD) and learning disabilities. Residents will be aged between 8 and 18 years old.

The development involves no external alterations, no extensions, and no modifications to the building envelope. Internal safety upgrades only are proposed, including fire-rated doors.

The scale and operational characteristics of the home remain consistent with a domestic residential environment and are compatible with the surrounding residential context.

There is a demand for supported care of children in this area. The existing institutions are failing to cope with the number of local childcare housing needs; this application looks to help elevate this issue.

2. Site and Surroundings

The application site comprises an established residential dwelling located within a predominantly residential area of Letchworth.

The property is a detached dwelling that benefits from an established residential layout, private amenity space, and provision for at least four off-street parking spaces. In addition, further on-street parking bays are available within the surrounding area should they be required.

As no physical development is proposed, the visual character of the dwelling, the street scene, and the residential appearance of the locality will remain unchanged.

The site is surrounded by residential units of similar size.

3. Nature of the Proposed Use

The property will operate as a small-scale, family-style residential care home accommodating no more than three residents at any one time.

Residents will live together as a single household group within a structured and supportive environment comparable in function and activity to a large family dwelling.

As the house previously functioned as a dwelling for a family, this conversion is beneficial to the immediate area and will not pose any detrimental effects to the surrounding residents. As this property is detached, potential noise issue will remain as prevalent as prior to the application. It is within a residential area so that children can live within a family environment and in close proximity to amenities and facilities including local schools.

The proposed conversion looks to run the home in a typical residential fashion providing care appropriate to its occupants. A maximum of three children/young adults would live in the home full time, who will live and socialise together, akin to living in a family environment. The site will operate in a similar fashion to a C3 dwelling. The house will create a family home for future residents who will live and socialise together. The noise and activity would be similar to that of any other family home. There will be care staff present however the likeliness is that there will be two care staff during the day and two to three at night. The exact number would depend on the needs of the children, and the ages. The property would operate in a similar way to a family dwelling and the development would therefore be unlikely to cause any more harm to amenity than a family dwelling. The adverse impacts of the proposed development would therefore be sufficiently controlled, and the proposal would meet the requirements of paragraph 185 of the NPPF with regards to its impacts on the quality of life of other residents.

4. Staffing and Operational Characteristics

Care will be provided on a 24-hour basis.

The house looks to employ 2 – 4 full time staff. During the day the house will be provided with two staff members. At night, the number of staff will be up to 3 depending on the needs of the children being homed.

The hours of work will be 24/7 as the children may require round the clock care. There will be two shifts of 12 hours in the daytime and 12 hours in the night. There will always be a minimum of one staff member on shift. Additionally, there will be Homes Manager and/or Deputy Manager who will be available 24/7 on an on-call rota

Awake night staffing does not generate night-time arrivals or departures. Shift patterns are structured to minimise disturbance, and staff handovers are controlled and brief.

Residents will ordinarily attend school, college, or structured daytime provision, resulting in activity levels consistent with residential living patterns.

The home will be registered with Ofsted prior to opening, to ensure the home meets legislative and legal compliance. The home will **NOT** operate as an unregulated children's home.

5. Residential Amenity

The proposed use is domestically scaled.

With only three residents and controlled staffing arrangements, the level of noise, activity, and comings and goings will remain comparable to that of a typical family dwelling.

The home will operate under professional management and established safeguarding and behavioural management procedures. Structured routines, supervised external areas, and visitor management protocols will ensure that neighbouring amenity is preserved.

The proposal therefore results in no unacceptable impact on residential amenity.

6. Highways and Parking

The proposal utilises existing access arrangements.

The property benefits from at least four off-street parking spaces plus on road bays if needed. Trip generation associated with the development will be modest and predictable.

The small scale of the proposal, controlled staffing levels, absence of fleet vehicles, and typical staff reliance on public transport ensure that parking demand remains consistent with residential expectations.

No material impact on highway safety or capacity will arise.

7. Intensity of Use

The proposal does not represent overdevelopment or intensification.

The residential scale is small and functionally comparable to a large household. The use remains residential in character and does not introduce clinical services, public access functions, or commercial operations.

8. Trees and Environmental Considerations

This application proposes no external works, no tree removal, and no ground disturbance. Accordingly, the proposal results in no impact on protected trees.

Any future works to protected trees would be subject to separate statutory consent procedures.

9. Design and Character

No external changes are proposed.

The dwelling will retain its domestic appearance and residential character. The proposal produces no visual or townscape harm.

10. Public Benefits

The proposal delivers significant social benefits through the provision of specialist accommodation for vulnerable young people requiring structured residential care.

11. Suggested Planning Condition

To provide certainty regarding scale and intensity:

The premises shall be used as a Class C2 Residential Institution providing care and accommodation for a maximum of three residents at any one time. Occupants will be between 8 and 18 years of age. No increase in resident numbers shall occur without express planning permission.

12. Conclusion

The proposal is small-scale, involves no physical development, preserves residential character, generates modest traffic, causes no amenity harm, and results in no visual or environmental impact.

Planning permission is therefore justified.