

Planning Statement

PROPOSED CHANGE OF USE
4 Oakleigh Avenue, Burnage, Manchester. M19 2WP

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1. The Proposal

Full town and country planning application for the change of use of the existing dwelling house at **4 Oakleigh Avenue, Burnage, Manchester. M19 2WP**, to C2, residential accommodation for vulnerable children & young people.

Dwelling type: Four-bedroom semi-detached house, 2 x reception room downstairs, 1 x large kitchen / dining room, Front drive and garden.

Existing Accommodation:

The existing dwelling is being used as a family house, where there are 3 adults living at present. The four bedrooms upstairs are being used by 3 adults and the 2 children.

Ground Floor: Reception Hall with stairs to first floor, 2 x reception rooms, a downstairs WC, 1 x large kitchen/diner.

First Floor: 1 x en-suite bedroom, 3 x bedrooms and 1 x bathroom.

Existing Exterior:

Parking: Front driveway which has car parking spaces for up to 4 cars.

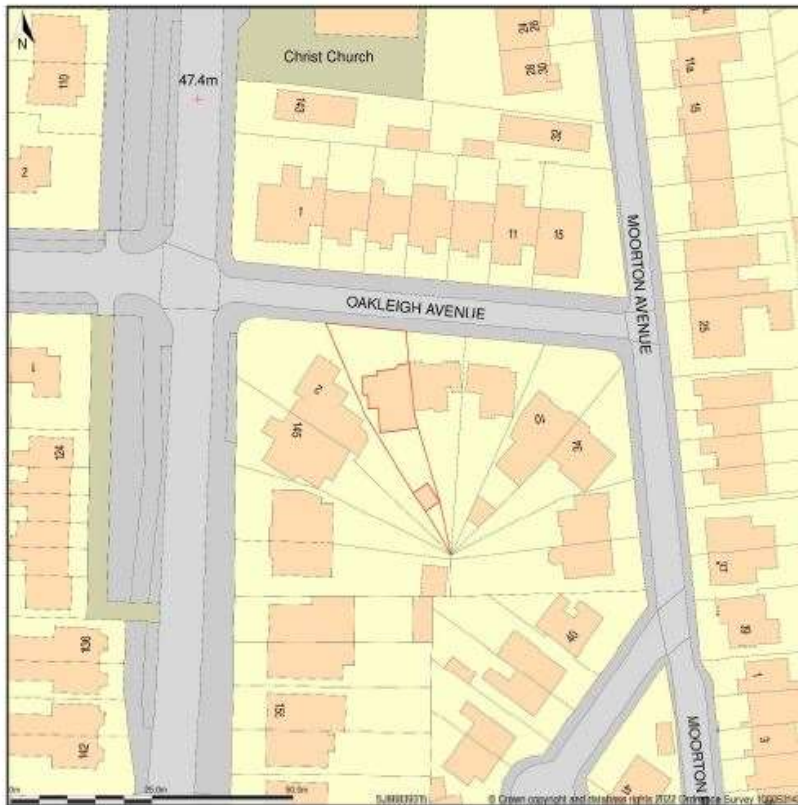
The property has a fully fenced garden.

Proposed Accommodation:

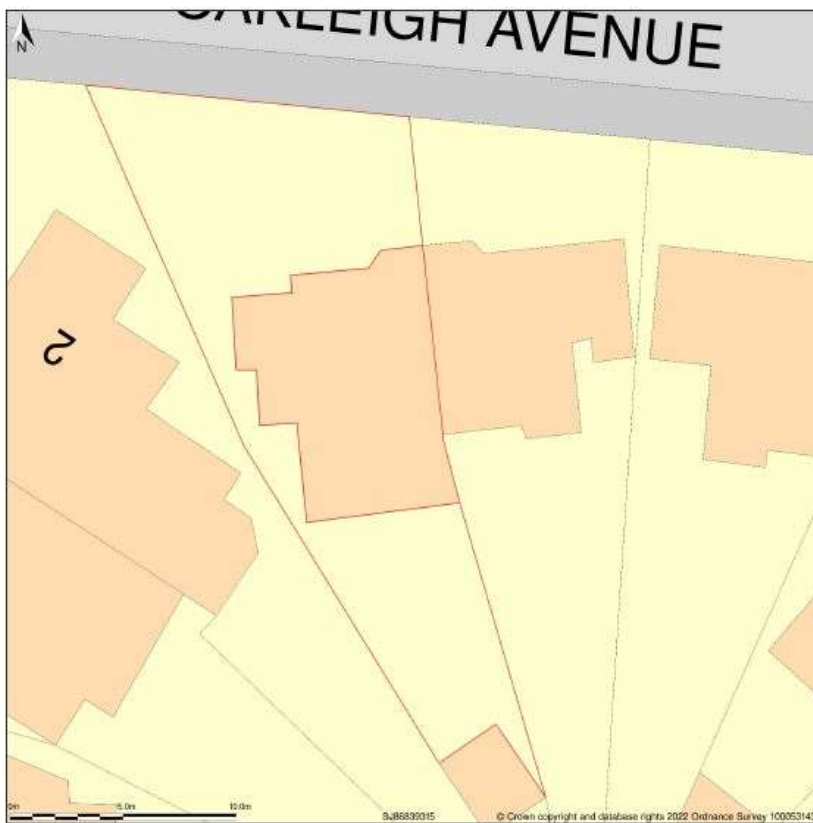
Ground Floor: Reception Hall with stairs to first floor, 2 x reception rooms, a downstairs WC, 1 x large kitchen/diner.

First Floor: 1 x en-suite bedroom, 3 x bedrooms and 1 x bathroom.

2. Location Plan & Block Plan



Location Plan



Site Plan

3. Care Provision and Facilities

1. The type of property, number of rooms and number of bedrooms at the property.

The property is a semi-detached property comprising of 4 bedrooms, 1 en-suite bedrooms, 2 x reception rooms, 1 x large kitchen/diner and 1 x bathroom.

2. The number of children who will be residing at the property and how long they will live there.

There will be three children / young people residing at the property. The duration of stay will vary from 1 month to 10 years.

3. The age range of the children residing at the property.

They will be from the ages of 7-18.

4. The specific disabilities/needs of the children who will reside at the property. E.g., learning difficulties, physical disabilities, behavioural issue.

The children or young people will have emotional and behavioural difficulties with potential mild learning difficulties. The children and young people will be supported to build trust and relationships with adults who they can be cared for by, ensure their welfare, and provide them with safety and security.

5. The number of cares in total and the number which will be present at the property at any given time and whether there is 24-hour care.

At any one time, there will be a **minimum** of 4 carers. This will be made up of 3 carers that will support the children with a minimum of 1:1 carer ratio and they will be supported by a Homes' Manager. This means that at any given time that there will be 7 people including the children / young people. The care and support provided will be 24 hours and as such during the night, a minimum of 2 staff members will be sleeping on the premises, so during the night there will be a minimum of 5 people residing within the home.

The staff and children and young people will be working together to look after the home and surrounding environment as the staff will support the children and young people to develop key life skills that they may have not learnt or skills that they have not developed. These can be simple tasks such as, tidy and maintaining a clean bedroom, assisting with shopping, helping preparing dinner and laying the table, to more complex life skills such as budgeting, shopping on their own, opening a bank account, writing a CV and application form.

All staff members will be trained in an accredited behaviour management trainings, such as CPI MAPA, which helps staff understand the different levels of behaviours, the best approach, and responses and how to complete and conduct physical interventions in a safe manner, ensuring the care, welfare, safety and security of themselves and the children and young people.

The organisation also works with specialist services, such as Child Psychosocial service, who can support the staff to understand the reasons behind a child's or young person's behaviour, Local authority and police who offer courses that the staff team can attend, to help safeguard and protect the children and young people from harm.

6. Shift patterns including the duration of each shift and duration of stay at the property per day.

Shift will be depending on the needs of the home and the children and young people and based upon a rota. The shifts that are covered are Early: 7:00am-3:00pm; Late: 2:30pm-10:30pm; Sleep-In: 10:00pm-7:30am; Long Day: 7:00am to 10:30pm.

7. Details of social workers and child psychologists – number, frequency of visits and duration of stay at the property.

A child psychologist will visit once a month for a period of 3 hours & social workers will visit every 6 weeks for a duration of 60 minutes.

8. Details of tutors – numbers frequency of visits and duration of stay at the property.

No tutors at this moment in time

9. Details of any staff or contractors visiting the property e.g., gardeners, home delivery – numbers, frequency of visits and duration of stay.

A maintenance contractor will visit as and when required.

10. Any internal or external changes which may be made to the property e.g., replacing garden with drive, erection of signage, cameras.

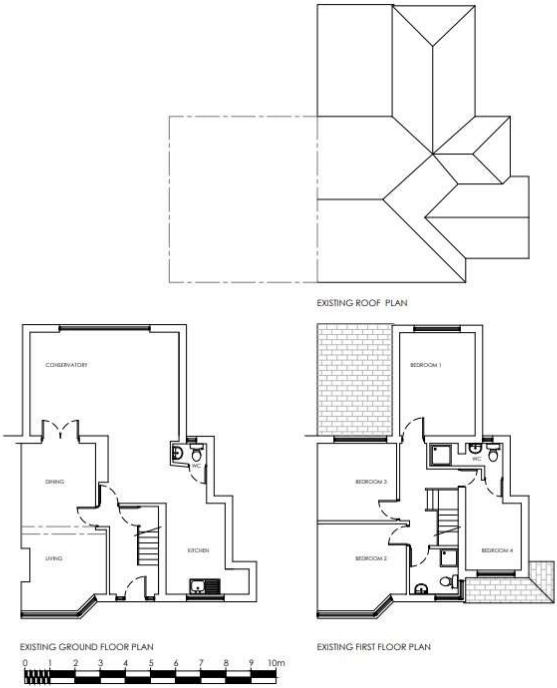
No changes to existing property.

11. The existing and proposed layout of the property.

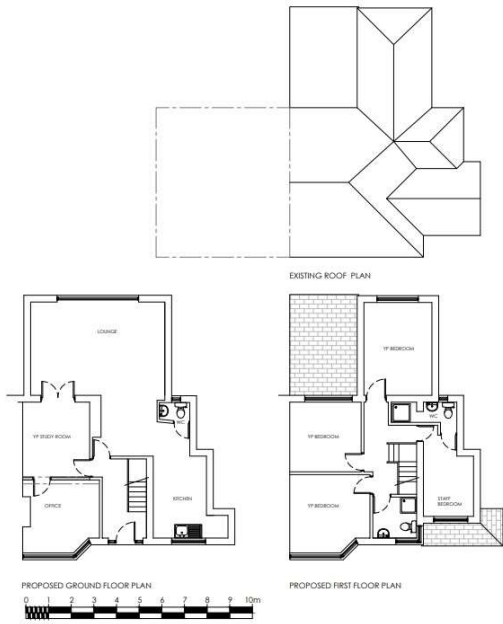
Please see section 4 below for the existing layout of the property. Any changes required will be internal, as there needs to be fire call points, a fire alarm system, emergency lightings, and smoke and fire detectors. Changes to the external aspect of the property will be minimal and will continue to look like a family home.

The physical internal layout of the property will not change, as the rooms will stay the same, but have some cosmetic changes to suit more therapeutic rooms within a children's home. Externally, there will be no commercial signs or anything, as the house will look like a normal house to an ordinary person from the outside. The residential children's home will be regulated by Ofsted, and it would adhere to their strict guidelines.

4. Floor Plans



Current Floor Plan:



Proposed Floor Plan: