

PLANNING STATEMENT

Site: 8 Queens Road, Buxton, SK17 7EX

Proposal: Change of use from a dwellinghouse (C3) to a children's care home (C2)

1. Introduction

This statement supports a full planning application for the change of use of 8 Queens Road from a C3 dwelling to a C2 residential institution (children's home). The proposal seeks to provide a high-quality, domestic-style environment for children in care, managed by professional staff on a shift basis.

2. The Site Context

The application site, 8 Queens Road, is a detached residential property situated within a large plot in the established built-up area boundary of Buxton. This location is identified under Local Plan Policy S2 as a Larger Market Town, which serves as a primary focus for housing, institutions, and service provision. The property is positioned within a predominantly residential neighbourhood, characterised by a mix of terrace and semi-detached dwellings that contribute to the local character.

The site is sustainably located approximately 1 mile from the Buxton Town Centre. This proximity ensures that the proposed use is well-served by a wide range of essential services, including educational facilities, healthcare, and employment opportunities. Furthermore, the site benefits from accessibility to the town's transport hubs, including the railway station and various public car parks, facilitating sustainable travel options for staff and visitors.

The property features a private curtilage with an area of hardstanding to the side, providing five off-street parking spaces (two in a tandem configuration) and utilises existing access points to the public highway. The rear of the property consists of a private domestic garden, which will be maintained to allow the home to function in a manner similar to the surrounding dwellinghouses.

The property has been recently operating as a 6 bed house in multiple occupation, with a HMO license granted in 2018 and lasting 5 years. It was also granted a certificate of lawful development for supported living accommodation (use class C3(b) in 2020.

3. Proposal

The application seeks full planning permission for the change of use of the existing dwellinghouse (C3 Use) to a Children's Care Home (C2 Use). The home is intended to provide a stable, domestic environment for a maximum of 4 children. It is important to note that the residents will be children without special educational or complex behavioral needs, further ensuring that the day-to-day operation of the home remains materially similar to that of a conventional family dwelling. The children will be supported by a professional team of staff

providing care on a shift-rota basis, performing routine parental duties such as cooking, cleaning, and facilitating school and leisure trips. No external physical alterations or extensions are proposed as part of this application, ensuring the property maintains its residential appearance and relationship with neighbouring buildings.

4. Policy Context

High Peak Local Plan 2016

S1 Sustainable Development Principles

S1a Presumption in Favour of Sustainable Development

S2 Settlement Hierarchy

EQ6 Design and Place Making

EQ10 Pollution and Unstable Land

CF5 Provision and Retention of Local Community Services and Facilities

CF6 Accessibility and Transport

National Planning Policy Framework 2024 (NPPF)

Achieving Sustainable Development: Chapter 2

Delivering a Sufficient Supply of Homes: Chapter 5

Promoting Healthy and Sustainable Communities: Chapter 8

Promoting Sustainable Transport: Chapter 9

Achieving Well Designed and Beautiful Places: Chapter 12

Conserving and Enhancing the Natural Environment: Chapter 15

5. Assessment Against Policy

Presumption in Favour of Sustainable Development

Local Plan Policy S1a and Paragraph 11 of the NPPF establish a presumption in favour of sustainable development.

This means approving development proposals that accord with an up-to-date development plan without delay.

The proposal at 8 Queens Road represents a sustainable form of development by providing essential social infrastructure within an existing residential community.

Provision of Community Facilities (Policy CF5)

Local Plan Policy CF5 specifically seeks to maintain and improve the provision of local community services and facilities. The policy explicitly supports proposals that protect, retain, or enhance facilities, which include care homes.

Such care facilities should be located within defined built-up areas where they are most accessible, a criteria 8 Queens Road meets as a property within the Buxton built-up area boundary.

Meeting Specific Housing Needs (NPPF Chapter 5)

Paragraph 60 of the NPPF emphasises the importance of ensuring that the needs of groups with specific housing requirements are addressed.

Paragraph 97 of the NPPF further supports the delivery of local strategies to improve health, social, and cultural well-being for all sections of the community.

The proposal directly responds to these requirements by providing a professional, domestic-scale care setting for children.

Design and Residential Amenity (Policy EQ6 & EQ10)

Policy EQ6 requires development to have a satisfactory relationship with existing buildings and protect the amenity of the area which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

Policy EQ10 ensures the environment is protected from adverse impacts such as noise or other nuisances.

The use of a standard dwellinghouse for a small number of children, managed by professional staff, ensures the character of the site remains materially similar to a family home, thereby preserving the residential character and amenity of Queens Road.

With regards to overlooking and loss of privacy, no new windows or any other physical extensions or alterations are proposed, and therefore the home would maintain a similar relationship to properties as the existing dwellinghouse. Given that the home would function in a similar manner to a dwellinghouse with regards to the use of communal and ancillary areas including the rear garden, no impacts with regards to overlooking or loss of privacy will occur.

Highways and Transport (Policy CF6)

In accordance with Local Plan Policy CF6 and Paragraph 114 of the NPPF, the site provides safe and suitable access for all users. The property benefits from five off-street parking spaces, two of which are arranged in a tandem configuration.

While two spaces are in a tandem arrangement, the operational model of the home ensures these are utilised effectively without impacting the public highway. One tandem 'lane' will be reserved for the long-stay 'sleep-in' staff member, while the independent spaces remain available for daytime staff and professional visitors. Ultimately the property will function in a similar way as a large family with older children, or the 6 bed HMO which it has recently been.

There are no traffic regulations in place on the highway. The site's sustainable location within a mile of Buxton town centre allows for staff to utilise public transport and local car parks, further reducing the reliance on on-site parking.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to

address exceedances of phosphorus in the River. The Council cannot grant consent for development unless it can rule out “likely significant effects” on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if “likely significant effects” (alone or in-combination) on the SAC can be ruled out. If not, this will be followed by an “Appropriate Assessment” where the impact of the plan or project is considered in detail.

The proposal is not directly connected with or necessary for the conservation management of a European site. Given that the proposed use does not result in the introduction of any additional bedrooms, and does not introduce any new physical development, the proposal will not increase overnight stays or surface water run-off from the site. Therefore it will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

6. Conclusion

The proposal represents a sustainable form of development that accords with **Local Plan Policies S1a, S2, CF5, EQ6, and EQ10**. In the absence of harm to highway safety or residential amenity, and in line with the presumption in favor of sustainable development, we respectfully request that planning permission be granted.