

Statement relating to Application for Proposed Lawful Development Certificate:
Genus Care Ltd/ Blaenavon Farm, Tonmawr, SA12 9TA

My company wishes to purchase 'Blaenavon Farm', Tonmawr, Neath, SA12 9TA (the estate agent details are enclosed for your convenience and are marked B) in order to operate a small children's home looking after 3 children as per CIW (Care Inspectorate Wales) regulations and standards. We operate 6 homes across South Wales in Swansea, N.P.T, Cardiff, Monmouthshire and Bridgen, all in very similar settings to this proposed use.

We would like to take the opportunity to describe the type of house and service we develop, thereby affording you the opportunity to consider our application with all information available.

We would wish to set up a three bedded children's home, in an ordinary, residential property. It is our understanding that such a development does not require a Change of Use application from C3 dwelling house to C2 Residential Institution. The criteria of the homes we run are all identical and a description of this is outlined below, as well as our understanding of planning law.

Such a home would require three carers to be present most of the time, with two carers undertaking sleep in duties at night. The numbers of children and carers would never rise above six at any one time.

It is a normal dwelling house that would require no significant material change to the property in order to accommodate this number of residents- the property currently consists of 4 bedrooms, 2 x bathrooms, kitchen and reception rooms. In addition to modernising and upgrading the electrical and heating systems, the only additional but minor modifications would be the installation of a fire alarm system as required by CIW regulations relating to the operation of children's homes (which could be argued that any forward thinking family might also install). The following information is relevant to this application:

- This home will function as a single household.
- The children, who could live here for many years, will regard the property as their home. They will live here permanently (not just weekdays or weekends for example)
- Their bedrooms will be decorated to suit their individual preferences and wishes and their personal possessions will be present throughout the home.
- All meals will be communal. The adults and children will cook and eat together. Budgets for the house will be shared and will cover household expenses as well as trips and activities.
- They will share the use of the same bathrooms. Shopping will be done as a household. All shopping will be done at local shops as any other household would do.
- There will be shared responsibility and decision making, within parameters. This comes in the form of regular house meetings.

- Activities will be done jointly. The home will have a number of 'family' holidays during the year the same as other households.
- Household tasks such as cleaning, maintenance, gardening, laundry will all be done as a household.
- All other rooms in the house (with the exception of the young people's bedrooms) will be communal. The exception will be one room set aside for a study to store paperwork and other administrative items.
- There will be two cars available for the home and will be driven by the carers for everyday journeys such as shopping trips and visits. This is a very ordinary level of car use for a property of this size. Their use will be well within the standard 'trip generation' level of use.
- The property is located close to main transport links. Consequently there is access to public transport for young people and staff to use. Use of public transport will be very much encouraged as part of normal expectations for young people.
- Car journeys by staff coming and going to work will also be limited by the use of public transport. Consequently, any increase in road traffic will be minimal, and will have no impact on the immediate environment. Whilst the property has been uninhabited for 5 years due to previous one term owners death, before that it was a running farm which generated significantly more traffic than family homes.
- The home will be to meet the needs of local children and therefore they will continue to access the usual range of services within the community as they do at present.
- With regard to the planning law to substantiate this matter, it is covered by the Town and Country Planning (Use Classes) Order 1987. Class C3 states :

"use as a dwelling house by an individual, by people living together as a family or by not more than six residents living together as a single household. In the case of people living together as a household rather than as a family, the use will continue to be within the class notwithstanding that an element of care is provided for residents. The intention of this class is to include, for example, use as a dwelling house by individuals living together in the community who have formerly been in an institution of some other kind."

Further clarification as to what constitutes a dwelling house is provided within the same Act :

"Use as a dwelling house (whether or not as a sole or main residence) – by a single person or by people living together as a family, or by not more than 6 residents living together as a single household (including a household where care is provided for residents)."

- This specifically allows a company to own and operate a residential home as a household.
- This allows for an element of care to be provided by others, who are not residents. The adult carers are not residents. The 3 children are the residents.

- A home of this size and nature is specifically what was intended regarding residents "living together in the community". (Town & Country Planning Act 1987)

The Town and Country Planning (Use Classes) Order 1987 has a narrow purpose. It specifies certain changes of use which do not amount to development and, therefore, do not require planning permission. Class C3 (Dwelling houses) was introduced in order to provide more certainty over the planning status of small group homes and includes the use as a dwelling house by :

- a single person or by people living together as a family; or
- not more than 6 residents living together as a single household.

All of our homes are registered for this exact model of care and have been granted Certificates of Lawful Development- it might be useful to refer to an application we were granted in 2013 for a home we continue to operate in Cymmer, Port Talbot called Station Cottage.

We hope this information is helpful. Please do not hesitate to contact me should you require further information.

Yours sincerely



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