

Supporting Statement

**Planning application to increase the care provision From 2 Children to 4 at
Black Dad Farm, Black Dad Lane, OL11 5UW**



1.0 Introduction

This property was the subject of a planning application to change the use from Planning Use Class C3a to C2 (Planning application reference 22/00795/FUL). That application was approved in July 2022, establishing the principle of residential care use at this property.

The property is already registered and approved by Ofsted, operating to nationally recognised standards of care and supervision. It currently provides a permanent home environment for two children.

This application now seeks to vary the approved description to allow for the care of up to four children. The increase will not require any operational development, extensions, or external alterations to the property.

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The logo for RIBA Chartered Practice, featuring a stylized crest with three figures.

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2.0 Site Context

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The property is a substantial, early Victorian period detached dwelling with six bedrooms, four reception rooms, a dining-kitchen area and large integral garage. It sits within approximately 10 acres of countryside, in a quiet rural setting above the Cheesden Brook, with mature woodland to the west and south.

The property is approximately 490m from the nearest adopted highway, Ashworth Road, and is accessed via Black Dad Lane, with private vehicle or pedestrian access being the most likely mode of access.

The building and its curtilage are of a scale and layout that can comfortably support the increase in capacity from two to four children without impact on its surroundings.

3.0 Design

3.1 Amount

The proposals do not require any new construction to facilitate the accommodation of four children.

3.2 Layout

The proposals do not require any changes to the internal layout of the farmhouse.

3.3 Scale

There are no changes in scale proposed.

3.4 Landscaping

No landscape interventions are required to support the increase in capacity.

3.5 Appearance

No external changes will be required. The property will continue to retain the appearance and character of a private dwellinghouse.

3.6 Accessibility

The existing family home has provision for an ambulant disabled person to inhabit the ground floor, with the whole property being accessible to able-bodied persons.

The property also benefits from an area of tarmac / hardstanding, allowing for vehicle parking. Additional vehicles can be accommodated in the double garage in adverse weather. These arrangements will remain unchanged.

4.0 Proposed Use

The proposed increase in capacity will enable this property to become the main residence for up to four children who require adult care and support.

The property will remain the main or sole residence of the children (medium- to long-term placement). It will continue to operate as a single household with all communal spaces shared. The children and adult supervisors/carers will eat together and sleep at the property, operating in every sense as a family home.

Adult supervision will continue to be provided on a 24-hour basis by a small, consistent team of carers. Whilst shift changes are necessary to provide round-the-clock care, the same adults will provide care on a continuing basis, giving the children a sense of stability and permanence.

The increase from two to four children reflects the natural scale of a larger family household. It will not require an increase in staff numbers beyond what is already in place, nor will it alter the established pattern of use of the property.

Concerns previously raised around potential harm or disturbance were not supported by evidence. The property's generous scale, secluded location, and established use as a children's home make it entirely suitable for the care and supervision of four children, with no material impact on neighbouring amenity.

It is important to emphasise that children in care deserve the same opportunities and experiences as any other children. This proposal provides exactly that—enabling them to grow up in an environment that is secure, nurturing, and as close to normal family life as possible.

8.0 Conclusion

This proposal seeks to build upon the existing planning approval and current Ofsted registration for two children and extend that approval to provide a permanent medium- to long-term residential home for up to four children/young persons.

The ability to live in a traditional home, within a residential setting, best fits the needs of the children who would benefit from this proposal.

There is no material difference in the way this property will operate from its current use. It will remain a dwellinghouse and will retain the appearance and character of a dwellinghouse. There will be no external alterations, no intensification of staffing, and no greater level of disturbance or amenity impact than could arise under the existing lawful use.

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This is therefore a modest and proportionate variation to an already approved and well-functioning use.