

Agenda Item 8

186 Malkin Drive, Harlow, Essex, CM17 9HL

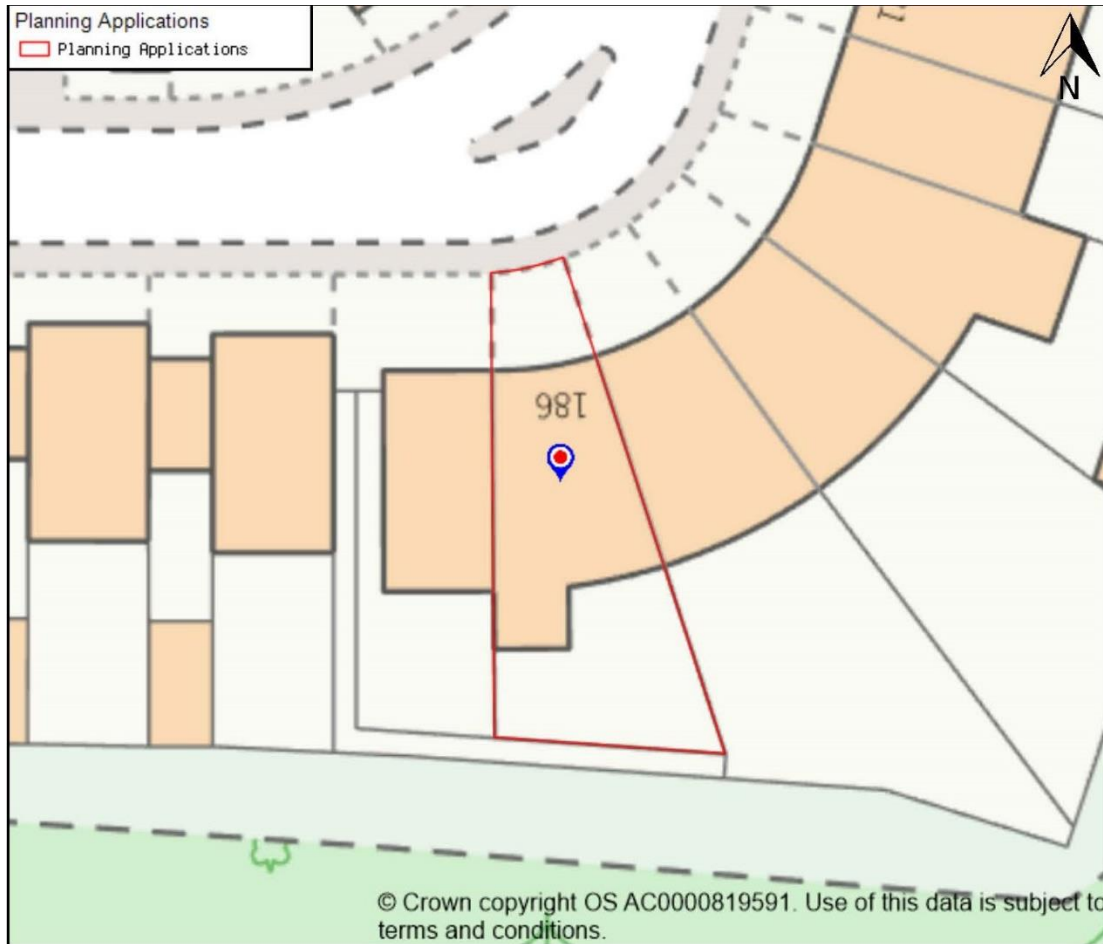
Application Reference: HW/FUL/24/00388

**Change of Use from Existing Use Class C3
(Dwellinghouse) to Use Class C2 (Children's
Residential Care Home)**

Application Details

- This application seeks full planning permission for the change of use from single dwellinghouse (five bedrooms at present) (Class C3) to children's care home (Class C2). It would facilitate the provision of residential accommodation for a maximum of three residents aged between 8 and 17.
- The applicant has set out that there would be seven members of full-time equivalent staff, operating on 12-hour shift pattern arrangements (between 7 and 10). There would be a minimum of two staff members at any given time, with one site manager always present.
- No external alterations are proposed to facilitate the change of use.
- The applicant is working with the Essex Residential Children's Residential Strategy Team. Site will be monitored and there will be Ofsted requirements.

Location Plan



Aerial Image

Site



Site Photos – Front Elevation

Site



Site Photos – Rear Garden Space



Site Photos – Parking Situation 28/11 (9:30 am)



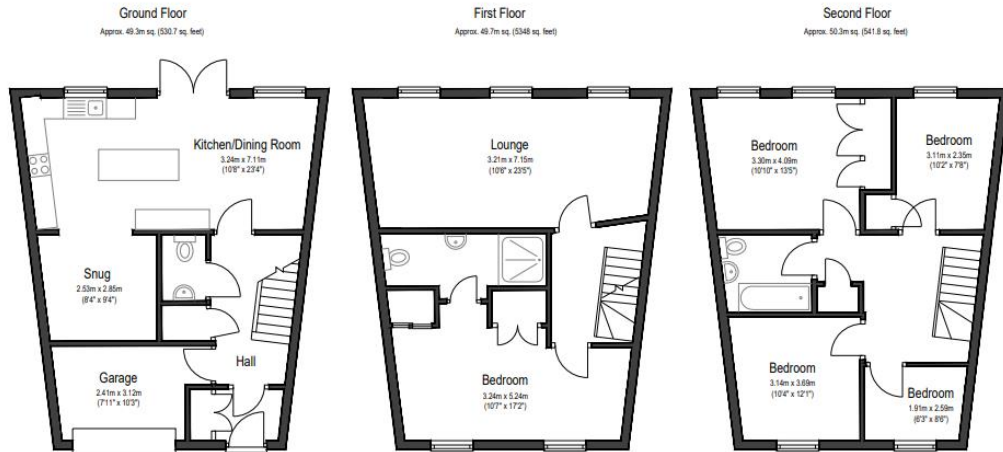
Site Photos – Parking Situation 22/11 (8:30 am)



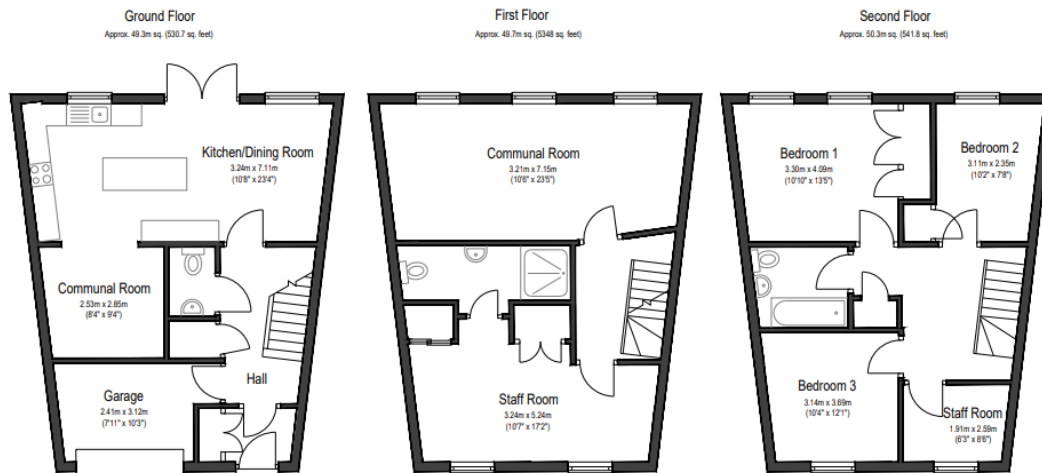
Site Photos – Parking Situation 5/2 (2:00 pm)



Floor Plans



Existing Floor Plans



Proposed Floor Plans

Key Issues

The key planning matters are:

- Principle of Development

Provision of important housing facility to meet rising demand for child support facilities

Expression of support from Essex County Council Children's Residential Strategy Team

- Character & Appearance

No changes to external appearance

Visually, would not be readily distinguishable as a children's home within the street scene

- Residential Amenity

Appropriate monitoring and management of the C2 use. Staff always present and Ofsted and County Council monitoring.

Levels of activity comparable to a large family dwellinghouse

- Highways and Parking

No objections from Essex Highways

Levels of activity comparable to a large family dwellinghouse and car ownership potential

Travel Plan and Cycle Storage conditions proposed

Recommendation

Grant planning permission subject to the conditions outlined in the report, namely:

1. Time Condition – three years
2. Site to be only used as a children's homes and for no other purpose, including any use otherwise permitted within Class C2
3. Maximum occupancy of three children, aged between 8 and 17 only
4. Travel Plan
5. Details of Covered, Secure Cycle Parking Provision
6. Waste Storage Details
7. Approved Plans