

Planning Committee

Report of Head of Planning and Building Control on 07 October 2021

Plans List Item Number: 8

Reason for bringing to committee

Significant Community Interest

Application Details

Location: 17, HAWTHORNE ROAD, WALSALL, WS5 4NB

Proposal: PROPOSED CHANGE OF USE FROM DWELLING (C3 USE) TO CHILDREN'S CARE HOME FACILITY (C2 USE), INCLUDING GROUND FLOOR SIDE AND REAR EXTENSION

Application Number: 21/1131

Case Officer: Rebecca Rowley

Applicant: Silverlining Childcare Ltd

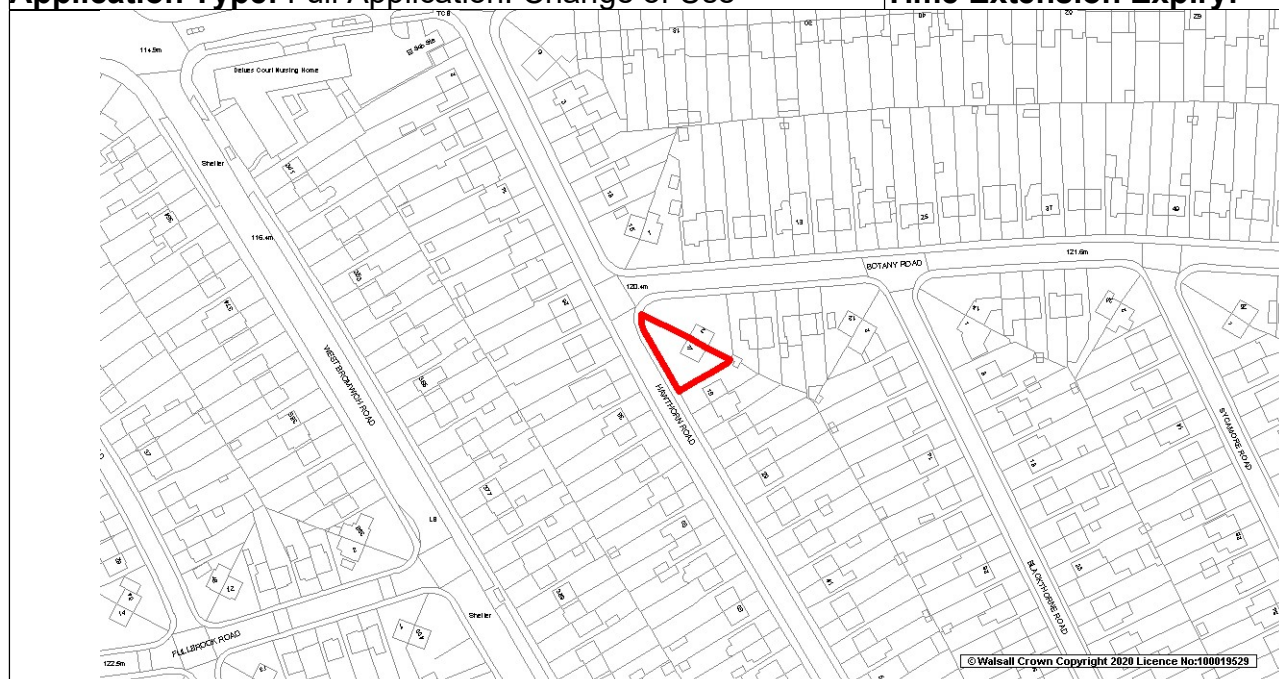
Ward: Palfrey

Agent: S Smith

Expired Date: 17-Sep-2021

Application Type: Full Application: Change of Use

Time Extension Expiry:



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Recommendation

Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and subject to

- The amendment and finalising of conditions;
- Additional information being submitted and no further material planning comments received from residents or consultees

Proposal

This application seeks permission for the change of use of a semi-detached residential dwelling to a children's care home facility plus a single storey side and rear extension to the property and alterations to the existing driveway.

According to the outline operations statement, the care home would operate as a 3 bed facility offering provision for up to 3 children between the ages of 11 and 17 at any time. There would be 2-3 support staff on site 24 hours a day as well as a manager and/or assistant manager during the day time on week days.

The existing driveway would be altered to provide parking for two vehicles adjacent to one another (rather than the existing situation where one vehicle is required to park behind the other) which would be facilitated by removing a section of the boundary wall and widening the dropped kerb access from Hawthorne Road. Two vehicles would regularly be parked on the proposed driveway for the purpose of transporting the young people when required and there would be a lockable bike store in the rear garden with staff incentivised to cycle to work.

The single storey side and rear extension would provide an extended communal kitchen/dining area plus a new en-suite bedroom for staff use, an office and a storage area. It would have a flat roof with a dummy pitched roof above the elevation facing Hawthorne Road. The dimensions are:

- Width from the existing side elevation: maximum 5m at the rear, tapering in to the side elevation
- Depth along the side elevation: 9.6m
- Depth from existing rear elevation: 3m
- Width across the rear elevation: 10.8m
- Flat roof height: 2.9m
- Pitched roof height to eaves:: 2.8m
- Pitched roof height: 3.6m

There would be no alterations to the existing first floor layout and noise insulation would be added to party walls in accordance with the recommendations of the noise survey that has been submitted.

Site and Surroundings

The application site comprises a 3-bedroom right hand side semi-detached house, located on a triangular shaped corner plot at the junction of Hawthorne Road and Botany Road in the Delves area of Walsall. The house has lawns to the front, side and rear and there is a hard surfaced driveway with sufficient space to park 2 vehicles.

The area is residential, characterised by pairs of semi-detached houses of similar size and design to the application dwelling. Many local houses that occupy corner plots have been extended at the side and rear. The houses that are located on triangular corner plots are set back a significant into the site from the highway junction, so the rear garden space retained is relatively small. The garden area of the rear of the application site house is approximately 47.5m².

17 Hawthorne Road is located approximately 1.5 miles south of Walsall Town Centre, in a sustainable location within walking distance of bus stops which serve routes to Walsall and West Bromwich, as well as being in close proximity to schools and convenience shops.

Relevant Planning History

84 Wednesbury Road (mid terraced dwellinghouse on a residential road)

20/1300 - Proposed Change of Use from Dwelling (C3 use) to Children's Care Home Facility (C2 Use) – granted permission – 19/01/2021

1 Flaxhall Street (similar right hand side semi-detached dwellinghouse in a residential area)

12/1136/FL - Change of use to a three bedroom residential children's care home (age 11-18 years). – granted permission – 19/11/2012

Relevant Policies

National Planning Policy Framework (NPPF)

www.gov.uk/guidance/national-planning-policy-framework

The NPPF sets out the Government's position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it emphasises a *"presumption in favour of sustainable development"*.

Key provisions of the NPPF relevant in this case:

- **NPPF 4 – Decision Making**
- **NPPF 8 – Promoting healthy and safe communities**
- **NPPF 12 – Achieving well-designed places**

On **planning conditions** the NPPF (para 56) says:

Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

On **decision-making** the NPPF sets out the view that local planning authorities should approach decisions in a positive and creative way. They should use the full range of planning tools available and work proactively with applications to secure developments that will improve the economic, social and environmental conditions of the area. Pre-application engagement is encouraged.

National Planning Policy Guidance

On **material planning consideration** the NPPG confirms- planning is concerned with land use in the public interest, so that the protection of purely private interests... could not be material considerations

Reducing Inequalities

The Equality Act 2010 (the '2010 Act') sets out 9 protected characteristics which should be taken into account in all decision making. The **characteristics** that are protected by the Equality Act 2010 are:

- age
- disability
- gender reassignment
- marriage or civil partnership (in employment only)

- pregnancy and maternity
- race
- religion or belief
- sex
- sexual orientation

Of these protected characteristics, disability and age are perhaps where planning and development have the most impact.

In addition, the 2010 Act imposes a Public Sector Equality Duty “PSED” on public bodies to have due regard to the need to eliminate discrimination, harassment and victimisation, to advance equality and to foster good relations. This includes removing or minimising disadvantages, taking steps to meet needs and encouraging participation in public life.

Section 149(6) of the 2010 Act confirms that compliance with the duties may involve treating some people more favourably than others. The word favourably does not mean ‘preferentially’. For example, where a difference in ground levels exists, it may be perfectly sensible to install some steps. However, this would discriminate against those unable to climb steps due to a protected characteristic. We therefore look upon those with a disability more favourably, in that we take into account their circumstances more than those of a person without such a protected characteristic and we think about a ramp instead. They are not treated preferentially, because the ramp does not give them an advantage; it merely puts them on a level playing field with someone without the protected characteristic. As such the decision makers should consider the needs of those with protected characteristics in each circumstance in order to ensure they are not disadvantaged by a scheme or proposal.

Development Plan

www.go.walsall.gov.uk/planning_policy

Saved Policies of Walsall Unitary Development Plan

- GP2: Environmental Protection
- GP6: Disabled People
- ENV10: Pollution
- ENV32: Design and Development Proposals
- T7 - Car Parking NOTE for case officer: *(Also see AAP Policy AAPT5)*
- T9 – Cycling
- T10: Accessibility Standards – General
- T12: Access by Public Transport (Bus, Rail, Metro and Ring and Ride)
- T13: Parking Provision for Cars, Cycles and Taxis

Black Country Core Strategy

- CSP4: Place Making
- HOU2: Housing Density, Type and Accessibility
- HOU5: Education and Health Care Facilities
- ENV2: Historic Character and Local Distinctiveness
- ENV3: Design Quality

Walsall Site Allocation Document 2019

HC3: Affordable Housing and Housing for People with Special Needs

Supplementary Planning Document

Designing Walsall

- DW2 Safe and Welcoming Places
- DW3 Character

Consultation Replies

Environmental Health

No comments to make

Local Highways Authority

Support, subject to conditions to address the implementation of the proposed parking spaces and the specification of the dropped kerb. Advisory notes for the applicant also included.

Pollution Control

No response received

Social Services

No response received

Strategic Planning Policy

The proposal can potentially be supported by SAD Policy HC3. However, as the property is semi-detached, there is potential for disturbance to neighbouring occupiers depending on the nature of care to be provided.

It is noted that the application is supported by an acoustics report. Advice should therefore be obtained from the council's pollution control officers about the adequacy of the measures proposed.

West Midlands Police

No objections. Advisory notes for the applicant included

Representations

14 representations were received from 14 separate neighbouring and local addresses raising the following concerns:

- This type of property may attract anti-social/abusive behaviour *(No evidence submitted that demonstrates the future occupiers would be the cause of these issues)*
- Potential drinking and drugs misuse/dealing *(No evidence has been provided to demonstrate the future occupiers, 3 children in a controlled environment would be cause of these issues)*
- 17 year olds are not children, they are more adult *(The proposal is for children between the ages 11 to 17)*
- Youths hanging around *(No evidence has been provided to demonstrate the future occupiers, 3 children in a controlled environment would be cause of these issues)*
- What type of back ground they will coming from? *(This is not a material planning consideration for the purpose of this assessment)*
- Children in care will most likely bring trouble to the street *(No evidence has been provided to demonstrate the future occupiers, 3 children in a controlled environment would be the cause of these issues)*
- Residents feeling scared/ vulnerable.

- Could lead to increase crime. *(No evidence has been provided to demonstrate the future occupiers, 3 children in a controlled environment would be the cause of these issues)*
- Concerns for the security of personal property and cars parked in the street *(No evidence has been provided to demonstrate the future occupiers, 3 children in a controlled environment would be cause of these issues)*
- Unknown background of the occupants *(This is not a material planning consideration in the determination of the planning application)*
- Impacts on local primary school children, children at the acorns home for severely ill children, vulnerable residents at nearby care homes *(No evidence has been provided to demonstrate the future occupiers, 3 children in a controlled environment would be the cause of these issues)*
- A recent Ofsted report for another children's home run by the applicant identified "serious and widespread concerns" and confirmed that a notice of proposal to cancel the registration of the home was issued *(This is not relevant to the assessment of this current planning application)*
- The proposed site is not big enough to house this facility.
- Increased movements from deliveries to the property and visitors where are visitors and staff going to park
- Increased noise and disturbance
- Requirement for obscured glazing for privacy purposes of neighbouring occupants
- Requirement for noise control for protection of neighbouring occupants
- There is a severe shortage of housing locally and a need for family homes
- Impact on property value and desirability. *(This is not a material planning consideration)*
- Walsall Council is being very vague and should have informed more local residents *(Walsall Council has fulfilled its statutory duty by writing to all neighbouring occupants who share a border with the application site and publishing details of the application and submitted plans and supporting information on the Walsall Council website)*

Determining Issues

- Principle of Development
- Design, Layout and Character of Area
- Amenity of Neighbours and Amenity of Future Occupiers
- Parking and Highway Safety

Assessment of the Proposal

Principle of Development

Children's care homes, in similar proposals to this application have recently been determined by Walsall Council to not require a change of use, rather they would fall within the permitted development rights of householders to transition from planning use class C3(a) to Planning use class C3(b). C3b covers up to six people living together as a single household and receiving care e.g. supported housing schemes. The proposed use seeks permission for up to 3 children and a minimum of 2 care workers on site at any time, which would meet this requirement. However the outline operations statement that has been submitted with this application demonstrates that this could increase to as many as 5 care workers on site for certain periods during the day. Therefore this proposal would regularly exceed the number of people in the house that could be considered as a planning class use C3b use and would require planning permission.

Walsall Council's Site Allocation Document (SAD), policy HC3 states; *'The Council will encourage the provision of housing for people with special needs, including single people, the elderly, people with disabilities and any other groups who require specialist accommodation, in*

locations that would be acceptable for general housing. Such housing will be particularly encouraged in and close to centres, provided the sites are not required for centre uses'. This addresses a concern that has been raised regarding the fact that there is a shortage of family homes in the borough, as the Site Allocation Document also support this type of housing provision. Furthermore, the children who would occupy the home also require family type accommodation to facilitate their development. A further concern was raised that 17 year olds are not children, they are more adults. For the purpose of children's care in England, a young person who has been in social care can remain in care up to the age of 18. The Planning Policy Team have advised that this proposal can potentially be supported by SAD Policy HC3 but that as the property is semi-detached, there is potential for disturbance to neighbouring occupiers depending on the nature of care to be provided. Potential resultant impacts on the amenity of local residents is considered below.

In addition, the NPPF seeks to deliver a wide choice of quality homes to create sustainable, inclusive and mixed communities. The existing house is in a sustainable location in an established residential area close to local transport links and bus stops.

It is considered that the proposed change of use is supported by SAD policy HC3 and the NPPF and therefore the principle of the use of the site as a children's care home in this location would be acceptable.

Design Layout and Character of Area

The proposed children's care home is designed to reflect the circumstances of a dwellinghouse, with occupants each having their own rooms and sharing communal bathrooms, kitchen, living and dining areas. They will be expected to socialise and eat together, and attend school, much like that of a traditional family household. There will be up to five staff care workers present during the day time to run the facility and provide care for the occupants. The purpose of staff members would be to support the children, reflective of a parental role. Thus, the additional Planning C2 uses above the existing Planning C3 use, reflect a large household or a family requiring support from carers visiting during a day. As such are considered would not adversely affect the character of the area. This is considered an acceptable use within an established residential neighbourhood.

The change from an existing 3 bed property to a 4 bedroom property with extended communal provision and an office is reflective of the nature of the proposed use. It would result in up to a maximum of 8 people being at the property at any one time including 3 children. The maximum proposed occupancy of the house would be during the daytime when it is likely that some of the resident children would attend school or other external activities, which would reduce the number of people on the premises similar to an average family home. During the night time hours there would be two care staff and a maximum of 3 children, which is considered would be reflective of the number of family members that may live in such a house. Should the site continue in normal planning C3 residential use, it would not be considered irregular for between 5 and 8 people to be present such as when friends and family visit. Therefore, the number of occupants is considered to not be disproportionately above the number that could be expected under its existing use, subsequently, the proposed children's care home use is considered to not present an adverse impact to the character of the street scene or the locality.

To facilitate the proposed change of use from a C3 Residential property to a C2 Children's Home, the applicant is seeking permission for a single storey side and rear extension and alterations to the hard surfaced driveway for vehicle parking. Side extensions are a common addition to semi-detached houses on similar corner plots in the local area and so this extension is considered would reflect the character of the local area and not cause any significant harm to the appearance of the existing house. Whilst the extension would have a flat roof, a pitched roof would be added above the elevations that would be visible from the public vantage point which is considered

would reflect the existing main hipped roof and integrate with the nearby street scene where ground floor pitched roofs and canopies can be observed.

Alterations to the existing driveway and boundary wall as proposed could lawfully be carried out by the applicant using permitted development rights and do not require planning permission.

Amenity of Neighbours and Amenity Future Occupiers

With regard to the proposed extension, it would project 3m from the rear of the house adjacent to the shared boundary with attached semi-detached house no. 2 Botany Road. An extension of 3m in depth could lawfully have been constructed adjacent to this boundary without the requirement for planning permission which would have had a similar impact. Furthermore, the extension meets the requirement of Council's adopted 45 degree code as outlined in the SPD Designing Walsall Appendix D and is considered would have limited impact on the amenity of the attached neighbouring occupants. Concerns regarding the site, not being big enough to support such a facility are noted. For reasons outlined above, it is considered that the use and proposed extension reflects other corner sites, where families have extended in the locality and would therefore not be overdevelopment of the site.

There are habitable room windows in the side elevation of the adjacent neighbouring property at no. 19 Hawthorne Road that would face the proposed extension. It is considered there would be no significant further impacts on outlook or privacy for the occupants of this dwelling over and above if the applicant utilised permitted development. It is acknowledged that glazed openings in the rear elevation of the proposed extension would be 3m closer to the boundary with the rear garden of no. 19. This situation could have been created if the applicant had constructed a lawful 3m deep permitted development extension in this position. One of these windows would serve a proposed en-suite bathroom and a condition will be included to ensure that this window is obscurely glazed to protect the privacy of both the neighbours and future occupants. A concern regarding the requirement for obscured glazing. As all other existing windows would serve habitable rooms that are intended for their existing use in a similar fashion to a residential dwellinghouse, it is considered unnecessary nor reasonable to require obscured glazing for any other windows.

Concerns regarding the proposed use may lead to increased noise are noted. An acoustic survey was submitted with this application which provides recommendations to add acoustic mitigation to the party walls with attached neighbouring dwelling no. 2 Botany Road. The location of the additional measures have been indicated on the floor plans. Whilst the Council's Planning Policy Officers advised that Pollution Control should be consulted, as this is a residential noise issue rather than industrial noise it is outside the remit of Pollution Control. Environmental Health have commented on the potential noise impacts of this proposal, confirming they have no additional comments to make. Therefore it is considered that subject to the inclusion of a condition to secure the provision of the proposed acoustic mitigation measures, the amenity of the occupants of no. 2 Botany Road would be satisfactorily protected in this respect.

Concerns from nearby residents about the background of the intended young occupants, the potential for increased antisocial behaviour, alcohol and drug misuse and increased crime in the area and the resultant impact on other vulnerable local residents and children have been considered. Whilst it is acknowledged fear of crime can be a legitimate concern for local residents, in this instance, residents have not provided any clear evidence that the future occupants would be the source of these issues. Without clear evidence, if the application was to be refused for this, the Council would be unable to sustain an appeal from the applicant. The background of the future occupants of the children's care home is not a material planning consideration for the purpose of this assessment and an unreasonable request to be asked due

to data protection rules. Such facilities are registered and monitored by OFSTED in relation to the provision and the support that is given to the future residents.

It is acknowledged that the garden area of the existing dwelling falls below the standards that would normally be required for private amenity space at a residential premises. This area would be further reduced by the addition of a rear extension, to an area of approximately 32.5m². Whilst the applicant has agreed to provide a statement which acknowledges the reduced amenity space for 3 children and confirms, the children will participate in other external activities to mitigate the lack of amenity space at the care home facility. These details will be added to the supplementary paper once they have been submitted.

Parking and Highway Safety

The application looks to convert an existing three bedroomed dwelling into Children's Care Home with a new 4th bedroom provided for staff use.

In accordance with the requirements of saved UDP policy T13, a 3 bedroom home requires 2 off-road parking spaces and a 4 bedroom home requires 3 off road parking spaces. The dwelling presently has no legitimate off road parking, as there is no dropped kerb, so this proposal is considered would effectively increase the provision of off road parking in the street by two spaces. The applicant has indicated that 2 staff vehicles would occupy these spaces for the purpose of transporting the young people residing in the care home. Whilst it is acknowledged that these spaces would therefore be regularly occupied, so it is considered the proposal brings a betterment and the proposed use would not create additional on road parking pressure as the existing situation.

Concerns regarding parking provision on site for staff and visitors and increased movements from deliveries to the property. The Local Highways Authority have advised that the site is located in a residential area where on-street parking is available should needs be. The Highway Authority considers the development will not have an unacceptable impact on road safety or have severe cumulative impacts on the operation of the road network and is acceptable and in accordance with NPPF 2021 paragraph 111, subject to safeguarding conditions being included to secure the provision of two off road parking spaces and installation of a dropped kerb to serve the driveway. The applicant has confirmed the provision of a cycle shelter and incentives for staff to cycle to work to further reduce parking impacts.

Conclusions and Reasons for Decision

The proposed use is within a sustainable location amongst an established residential neighbourhood, within close proximity to the wider highway network and access to bus routes into Walsall and West Bromwich town centres. The proposed use complies with policy HC3 of Walsall's Site Allocation Document and is supported by the NPPF.

The application proposes no alteration to the first floor of the property and a single storey side and rear extension which is considered consistent with other extensions in the area. The proposed use is considered to support the existing residential character of the local area and is considered to present no harm to the character of the street scene significantly above the continuing use of the 3-bedroom house in C3 use. Therefore, it is in accordance with saved UDP policies: GP2 and ENV32 and SPD Designing Walsall.

The proposed development presents no significant external alterations so the visual amenities of all neighbouring habitable room windows will remain protected. The supporting noise survey concludes that internal insulation should be installed to all party walls in order to adequately mitigate any excessive noise pollution to the neighbouring properties. This can be conditioned

and is therefore considered acceptable to protect neighbouring amenities, thus the proposed development is in accordance with saved UDP policies GP2 and ENV32 and SPD Designing Walsall.

Whilst the proposal does not fully accord with UDP policy T13, the sustainable location in walking distance to bus routes into the town centre, and an incentivised scheme to encourage staff to cycle to work means that the transport needs of any future occupants will be suitably met, in accordance with saved UDP policies T11 & T12.

On balance, it is concluded that this application should be recommended for approval.

Positive and Proactive Working with the Applicant

Officers have requested further supporting information from the applicant to confirm that the occupants of the children's care home would have regular access to external facilities to mitigate the lack of private amenity space at the facility. This information will be added to the supplementary paper.

Recommendation

Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and subject to

- The amendment and finalising of conditions;
- Additional information being submitted and no further material planning comments received from residents or consultees

Conditions and Reasons

1: The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: To ensure the satisfactory commencement of the development in accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2: The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans details and documents:

- Application form, submitted 23/07/2021
- Proposed Floor Plans and External Elevations, drawing no. HR-INC-BA-LL-DR-A-08101 P00, submitted 23/07/2021
- Proposed Site and Block Plan, drawing no. HR-INC-SA-LL-DR-A-08101 P00, submitted 23/07/2021
- Outline Operations Statement, submitted 23/07/2021
- Design and Access Statement, submitted 23/07/2021
- Acoustics Report, prepared by Blue Acoustics, dated 15/01/2021, submitted 23/07/2021

Reason: To ensure that the development undertaken under this permission shall not be otherwise than in accordance with the terms of the application on the basis of which planning permission is granted, (except in so far as other conditions may so require).

3a. Prior to commencement of the development hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority of a vehicle footway crossing to align

with the extended frontage parking area. The new crossing shall be designed not to exceed five 900mm flat kerbs and two 900mm taper kerbs.

3b: The development hereby permitted shall not be carried out otherwise than in accordance with the approved scheme and the approved details shall thereafter be retained for the lifetime of the development.

Reason: To ensure the satisfactory completion and operation of the access, in the interests of highway safety and in accordance with Saved UDP Policy GP2 and the National Planning Policy Framework.

4a: Prior to the first occupation of the development hereby permitted shall not be carried out otherwise than in accordance with the approved details as shown on plan 'Floor Plans as Proposed – HR-INC-BA-LL-DR-A-08101 P00', received on 23/07/2021 providing stud walls with resilient bars and high density plasterboard shall be fitted to the inside of all shared walls. These works shall be to the specification listed in Appendix 2 of the Acoustics Report 'Blue Acoustics NS335 17 Hawthorne Road, Walsall WS5 4NB', dated 15/01/2021 and received on 23/07/2021 and the approved details shall thereafter be retained for the lifetime of the development.

4b: Prior to the first occupation of the development hereby permitted a written Validation report which includes pictures of the works to confirm compliance with part (a) of this condition shall be submitted in writing to and agreed in writing by the Local Planning Authority.

Reason: In line with the recommendations of the submitted acoustics report, in order to protect the amenities of the future occupiers of the premises and those of the adjoining properties in compliance with Policies GP2 and ENV32 of the UDP.

5a. Notwithstanding the details as submitted, prior to the first occupation of the development hereby permitted until two off road vehicle parking spaces each measuring 4.8m by 2.4m have been created to the front of the application property accessed from Hawthorne Road as shown on plan HR-INC-SA-LL-DR-A-08101 P00, submitted 23/07/2021. The off road motor vehicle parking area shall be consolidated, hard surfaced and drained so that surface water run-off from the parking area does not discharge onto the public highway or into any public highway drain.

5b. The parking area shall thereafter be retained for the purposes of parking motor vehicles for the lifetime of the development hereby approved and shall thereafter be retained used for no other purpose.

Reason: To ensure the safe and satisfactory operation of the development with the increase from 3 to 4 bedrooms, in accordance with saved UDP policies GP2, T7 and T13.

6a: Prior to the development hereby permitted first coming into use, details of the cycle shelter to be installed at the rear of the property shall be submitted in writing to and approved in writing by the Local Planning Authority.

6b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved details and the approved details shall thereafter be retained for the lifetime of the development.

Reason: To ensure the satisfactory operation of the cycle shelter and encourage sustainable modes of transport in accordance with UDP Policy, BCCS, TRAN4, T9, T10 and T13.

7: Notwithstanding the information submitted, the property known as 17 Hawthorne Road, shall not operate other than as a Children's Home in planning use class C2, with no more than 3 children and 2 overnight carer staff between the hours of 22:00pm to 07:59am, or 3 children and up to 5 care staff between 08:00am to 21:59pm, in the property at any one time.

Reason: To define the permission and in order to protect the amenities of the future occupiers of the premises and those of the adjoining properties in compliance with Policies GP2 and ENV32 of the UDP.

8: Notwithstanding the details as submitted, the development shall not be carried out otherwise than in accordance with the ground floor rear facing en-suite bathroom window hereby permitted, shall be non-opening below 1.7m and obscurely glazed to meet Pilkington level 4 or equivalent and shall thereafter be retained for the lifetime of the development.

Reason: To safeguard the amenities of the occupiers of adjoining premises, and the privacy of occupiers of the application property, and to comply with policy GP2 of Walsall's Unitary Development Plan.

Notes for Applicant

1. The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site of any works pertaining thereto.

2. The applicant will be required to obtain the necessary Road Opening Permit from the Highway Authority for the extension of the dropped kerb footway crossing within the public highway. For further information please contact the Traffic Management Team at Traffic.Management@walsall.gov.uk or visit the Council's Webpage under Transport and Streets.

3. West Midlands Police Service

Children's homes require registration with Ofsted under The Care Standards Act 2000. Staff 24/7.

<https://www.gov.uk/government/publications/ofsted-and-cqc-joint-registration-guidance-childrens-homes-andhealth-care/childrens-homes-and-health-care-registration-with-ofsted-or-cqc>

The applicant should refer to crime prevention and home security advice contained within SBD New Homes. Please see

https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019_NEW_version_2.pdf and <https://www.securedbydesign.com/guidance/standards-explained>

Alarm and cctv installers should be approved by NSI, SSAIB or both please see <https://www.nsi.org.uk/> and <https://ssaib.org/>

END OF OFFICERS REPORT