

PLANNING STATEMENT

THE LAURELS, BOURNE TERRACE, LLANGOLLEN, LL20 7ST

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1. Introduction

This Planning Statement has been prepared on behalf of **Charles Safapour Ltd**, a property portfolio company specialising in the acquisition, management, and repurposing of residential assets for regulated children's social care use.

The purpose of this Statement is to accompany and support a full planning application submitted to **Wrexham County Borough Council (WCBC)** seeking approval for the **Change of Use** of the existing Class C3 dwellinghouse at:

The Laurels, Bourne Terrace, Llangollen, LL20 7ST

to a **Class C2 Residential Institution**, enabling the property to operate as a **registered children's home for up to two young persons aged 7–17**, supported by **24/7 residential care staff** in accordance with CIW (Care Inspectorate Wales) regulatory requirements and Welsh Government expectations for small, community-integrated homes.

This application concerns **use only**. No external alterations, extensions, or structural modifications are proposed. The existing scale, footprint, layout, and residential form of the property will remain unchanged, ensuring the character of the area is preserved.

Purpose of the Application

The proposal seeks to establish a **stable, nurturing, and highly supported living environment** for a vulnerable young person requiring professional residential care. This aligns directly with the aims of the Social Services and Well-being (Wales) Act 2014 and WCBC's statutory placement sufficiency duties.

Charles Safapour Ltd's operating model prioritises:

- **Domestic, family-style settings**
- **A maximum of two young persons per home**
- **Trauma-informed care**
- **Neighbourhood integration and positive community outcomes**
- **High-quality, regulatory-compliant accommodation**

The intention is to deliver a **low-intensity, residentially compatible use** that sits comfortably within the existing neighbourhood fabric.

Applicant & Ownership Structure

Charles Safapour Ltd is the legal applicant the property.

The company specialises in:

- Providing high-quality residential assets for C2 children's care
- Long-term property management for regulated care operators
- Ensuring properties meet all statutory, safeguarding, and regulatory requirements

The planning application, and all associated documents, clearly reflect that:

"The application is submitted by Charles Safapour Ltd as the property-owning company seeking a change of use from C3 to C2."

There is **no ambiguity** regarding ownership, operational responsibility, or the nature of the applicant.

2. Site Description

The application site comprises the property known as **The Laurels, Bourne Terrace, Llangollen, LL20 7ST**, a detached single-storey residential bungalow positioned within a quiet, well-established suburban area of Llangollen. The property sits within a defined residential street characterised predominantly by single and two-storey dwellings of varying age, style, and scale, all set within private garden plots typical of suburban development patterns in Wrexham County Borough.

2.1 Property Form and Layout

The Laurels is a **detached 3-bedroom bungalow** constructed on a traditional rectangular footprint. It provides:

- **Three existing bedrooms**
- A **central hallway** providing level access to all rooms
- A **domestic kitchen** suitable for food preparation and daily living activities
- A **main bathroom**, centrally located and easily accessible
- A **living/dining area** appropriate for communal activities
- **Private front and rear garden areas** offering outdoor amenity space
- **On-plot driveway parking**, reducing any reliance on on-street parking

The bungalow's **single-storey configuration** is particularly advantageous for use as a children's home, as it supports safe supervision, clear sightlines, and step-free movement throughout the property.

No internal reconfiguration or physical alterations are required to support the proposed C2 use; the existing layout is inherently domestic and well suited to a small-scale residential care model.

2.2 Site Boundary and Plot Characteristics

The boundaries of the property are clearly identified within the **Site Block Plan (Plan Reference: TQRQM25324112401557)**, submitted as part of this application .

Key features of the plot include:

- A **front garden area** and access driveway fronting onto Bourne Terrace
- **Side and rear private garden spaces**, enclosed by fencing typical of surrounding properties
- A generally level plot, improving overall accessibility and safety
- A frontage facing onto a quiet residential street, contributing to neighbourhood integration and community cohesion

The plot size and arrangement are entirely consistent with typical detached bungalows in Llangollen.

2.3 Surrounding Area and Neighbouring Context

The wider area surrounding The Laurels is characterised by:

- **Low-density residential housing**, predominantly detached and semi-detached properties
- A stable community environment with no industrial or incompatible uses
- Mature landscaping and a well-established suburban street layout
- Ready access to local amenities, including schools, GP practices, shops, green spaces, and community facilities within Llangollen town centre

The immediate neighbouring properties are residential dwellings with similar building scales and garden arrangements. The proposed C2 use being both domestic and low-intensity will therefore sit comfortably within the established pattern of development.

2.4 Access, Highways & Parking

Vehicular access is provided directly from **Bourne Terrace**, a local residential road with low traffic levels and no parking restrictions. The existing driveway provides parking for staff vehicles without requiring reliance on on-street provision.

Key highways characteristics:

- Low vehicle movements typical of a residential street
- No visibility or access constraints
- Sufficient space to accommodate the very modest parking needs associated with a two-child C2 home
- No requirement for alterations to the existing access arrangement

The site's accessibility is entirely appropriate for the proposed use.

2.5 Local Services and Community Infrastructure

The Laurels benefits from proximity to a range of essential local services that directly support the wellbeing and care needs of a young person, including:

- **Primary and secondary schools** within easy reach
- **Health services**, including GP surgeries and pharmacies
- **Public open space**, community parks, and recreational amenities
- **Local shops, food outlets, and community support hubs**
- **Bus routes** connecting Llangollen to wider areas of Wrexham

This access to education, health, and community resources is important for children's care provision and supports the aims of the Social Services and Well-being (Wales) Act 2014 and PPW11's sustainable placemaking approach.

2.6 Suitability of the Site for the Proposed C2 Use

The site is fundamentally well suited to use as a children's home due to:

- Its **quiet, stable residential setting**, which mirrors a family home environment
- **No overlooking or dominance impacts** due to the single-storey built form
- **Ease of supervision and care** afforded by the bungalow layout
- **Low intensity of use**, accommodating up to two young persons
- **No requirement for development**, avoiding any impacts on neighbours or the wider area
- **Existing residential character**, ensuring compatibility with C2 use

The dwelling's scale, configuration, and context all support the proposed transition to a small C2 children's home.

3. Proposed Development

The proposed development seeks planning permission for the **change of use** of the existing single-storey Class C3 dwellinghouse at **The Laurels, Bourne Terrace, Llangollen, LL20 7ST**, to a **Class C2 Residential Institution**, specifically operating as a **registered children's home for up to two young persons aged between 7 and 17 years**. The property will be owned and managed by **Charles Safapour Ltd**, which specialises in supplying high-quality residential accommodation for regulated children's social care settings.

3.1 Nature of the Proposed Use (C2 Children's Home)

The dwelling will operate as a **small-scale, family-style children's home** accommodating:

- **A maximum of two young persons** placed through Children's Social Care
- **24-hour staffing**, including waking or sleep-in staff depending on care needs
- A maximum of **two / three staff members on-site during shift changeovers**
- Occasional visits by social workers, therapists, and education workers as required

The home will be **registered with Care Inspectorate Wales (CIW)** and will function in accordance with:

- Social Services and Well-being (Wales) Act 2014
- Children's Home Regulations (Wales)
- Welsh Government Quality Standards for Children's Services

This ensures that the operation is **highly regulated, stable, safe, and well-governed**.

3.2 Domestic Scale and Residential Compatibility

The proposed children's home replicates the characteristics of a typical residential household:

- A maximum of two **children** residing at the property
- Daily routines follow a **normal family structure** (mealtimes, schooling, activities)
- Staff operate discretely, without creating visual or operational intensification
- No external signage or institutional features will be present

- The external appearance **remains identical to any other dwelling**

This ensures the property maintains its **residential character** and continues to blend into the existing streetscape.

3.3 Changes to the Property (None Proposed)

The application relates **solely to a change of use**.

No external alterations

There are no plans to:

- Extend the property
- Alter the building footprint
- Change the façade or roof
- Install fencing beyond domestic norms
- Add external lighting or surveillance equipment that differs from a standard dwelling

No internal structural alterations

Minor internal furnishing arrangements will be undertaken to suit the needs of up to two young persons and staff, but **no structural changes** are required.

This ensures **zero visual or physical impact** on neighbours and the surrounding area.

3.4 Use of Rooms Within the Dwelling

The existing layout supports the C2 use without modification. Rooms will be used as follows:

- **Young Person's Bedroom:** Two of the existing bedrooms
- **Third Bedroom:** office use. / Staff sleep in room
- **Living/Dining Room:** Domestic communal living space
- **Kitchen:** Used for shared meal preparation and daily routines
- **Bathroom:** Domestic use—no clinical or institutional equipment required

The arrangement remains **entirely domestic in form and function**.

3.5 Staffing Structure and Hours of Operation

The home will be staffed by qualified residential care professionals who follow a structured rota in line with CIW expectations.

Typical staffing arrangements:

- **1 staff member present during daytime hours**
- **1 sleep-in staff member overnight**
- **Handover periods involve 2 staff for a short overlap** (usually 10–20 minutes)

- **Occasional external professionals** (social worker, therapist, education liaison) may visit on an appointment basis

This staffing model is **very low intensity** and produces **no more activity** than a typical household where parents work shifts or receive professionals such as tutors or key workers.

3.6 Vehicle Movements & Parking

Vehicle movements include:

- Staff arriving and leaving for shift changes
- Occasional social worker or professional visitor
- Transport to school, activities, or appointments

These trips equate to a small number of movements per day—**significantly fewer than a large family household**.

Existing on-site driveway parking can safely accommodate staff without generating on-street parking demand.

The dwelling fronts a low-traffic residential street with **no highway safety constraints**.

3.7 Safeguarding, Security & Operational Management

The proposed use will operate to CIW standards and will include:

- Comprehensive safeguarding policies
- A detailed Management Plan (submitted separately)
- Behavioural support strategies
- Secure information management
- Strict staffing qualifications and vetting
- Clear neighbour liaison pathways
- No access to the public and no congregation outside the property

Importantly, the home remains **non-institutional** and **non-intrusive**, protecting neighbourhood amenity.

3.8 Environmental Impact

There are **no adverse environmental impacts**, as:

- No physical development is proposed
- No increase in footprint, height, or massing
- No change in drainage, utilities, or infrastructure demand
- Noise levels remain equivalent to a normal household
- Domestic refuse collection arrangements remain unchanged

Therefore, the proposal imposes **no environmental burden** on the locality.

4. Planning Policy Framework

The planning policy context for this application includes national legislation, Welsh Government planning guidance, and Wrexham County Borough Council's saved Unidade Development Plan policies and emerging strategic considerations. Together, these form a coherent framework that strongly supports the proposed change of use from a dwellinghouse (C3) to a small, family-style children's home (C2)

4.1 National Planning Policy – Planning Policy Wales (PPW11)

Planning Policy Wales (Edition 11) establishes a strong presumption in favour of sustainable, community-based development that supports vulnerable groups and promotes social wellbeing. PPW encourages the re-use of existing housing stock for socially beneficial purposes, especially where this avoids new land take or unnecessary construction. The proposed change of use fully aligns with PPW's placemaking principles, as it enables a vulnerable young person to live within a safe, stable, domestic environment integrated into an established community.

PPW emphasises that planning decisions must contribute to cohesive communities by supporting developments that improve life outcomes. A two-child residential home is inherently low-impact, domestic in nature, and mirrors the character of a typical household. Its use of an existing dwelling represents efficient use of land, reduces energy and material demand associated with new buildings, and supports the national aim for residential care environments to be community-based rather than institutional.

4.2 Well-being of Future Generations (Wales) Act 2015

This Act places a statutory duty on local authorities to improve social, economic, and environmental wellbeing. Wrexham CBC must consider its seven wellbeing goals when assessing planning applications. The proposed development contributes to these goals by supporting equality, providing a stable home for a vulnerable child, enabling community cohesion, and ensuring the sustainable reuse of existing infrastructure.

A small, community-integrated children's home directly advances the aims of a *More Equal Wales*, a *Healthier Wales*, and a *Cohesive Communities Wales*, by providing necessary care consistently within a normal residential setting. WCBC is therefore obliged to give positive weight to proposals such as this.

4.3 Technical Advice Note (TAN) 12: Design

TAN 12 reinforces the need for development to respect local character, ensure safe environments, and maintain high design standards. As no external changes are proposed to The Laurels, the existing residential appearance, streetscape contribution, and architectural integrity remain wholly intact. The proposal therefore satisfies TAN 12 by maintaining both visual and functional cohesion with the surrounding neighbourhood.

4.4 Local Planning Policy — Wrexham CBC Saved UDP Policies

Although the Wrexham Local Development Plan was not adopted, the Council continues to rely upon **Saved UDP Policies**, which remain material in decision-making.

Policy GDP1 — General Development Principles

GDP1 is the principal development management policy and focuses on maintaining amenity, protecting character, ensuring safe access, and supporting sustainable community development. The proposed children's home meets these requirements. It does not alter the physical appearance of the dwelling, does not intensify activity beyond that of a typical family, and has no adverse impact on access, traffic, or neighbouring amenity. Moreover, it provides a significant social benefit by contributing directly to children's care provision within Wrexham.

Policy H3 — Housing Development and Conversions

H3 supports proposals that maintain the character of residential areas and do not adversely affect neighbouring properties. A single-occupancy C2 children's home, operating domestically in both appearance and activity, remains entirely compatible with this policy. There is no over-intensification, no material change to the external environment, and no increased pressure on local services.

Policy PS2 — Development Within Settlement Limits

The site lies within the defined settlement boundary where residential and community-supporting uses are acceptable in principle. The proposed C2 use is residential in nature, involves no physical changes, and contributes positively to the social infrastructure of the area. As such, PS2 is satisfied.

4.5 WCBC Children's Services Placement Sufficiency Duties

Wrexham County Borough Council's sufficiency assessments highlight ongoing shortages of local children's residential placements, especially **single-occupancy homes** for young people with trauma or complex needs. The authority has identified a strategic need for small, domestic-scale homes located within communities rather than large institutional settings.

The proposal directly addresses this need by providing precisely the type of accommodation WCBC is required to secure—safe, personalised, and community-integrated. Significant positive weight should therefore be afforded to this application.

4.6 Case Law and Appeal Precedents Supporting C3 → C2 Changes

Wrexham County Borough Council has an established track record of supporting small-scale children's homes within residential areas where proposals demonstrate compliance with policies GDP1, PS2, H11 and T8 of the Unitary Development Plan. Notably, planning permission was granted in May 2020 for the change of use of 9 Crane Street, Cefn Mawr from C3 to a children's home for one young person **(Ref: P/2020/0149).** In that case, the Council concluded that the proposal aligned with settlement policies, preserved residential character, and raised no concerns regarding amenity or parking.

A further approval was issued in February 2021 for 35 Heol Maelor, Coedpoeth, permitting a change of use to a C2 children's home for three children **(Ref: P/2020/0867).** The Council again found the use compatible with the surrounding area, subject to parking being contained within the site, and considered the development consistent with policies GDP1, H11, PS1, PS2 and T8. These two decisions demonstrate that Wrexham CBC accepts the principle of small domestic-scale children's homes operating within established residential streets where impacts are low and management arrangements are robust. The proposed change of use at The Laurels is directly comparable and notably lower in intensity than the Coedpoeth approval, offering accommodation for a maximum of two young persons, supported by professional staff and benefitting from substantial off-street parking provision. In line with the precedents above, the proposal at The Laurels clearly complies with the policy framework and falls well within the scale, character and operational profile that Wrexham has already determined to be acceptable.

5. Local Planning Policy — Wrexham County Borough Council

Wrexham County Borough Council's development management decisions are currently guided by a combination of **Saved Unitary Development Plan (UDP) policies**, **material components of the emerging Local Development Plan (LDP)**, and **national planning policy**, notably *Planning Policy Wales (PPW11)*. Although the LDP was not formally adopted, elements of its evidence base and strategic intent continue to hold material weight. In this context, the proposed

change of use from C3 to C2 has been assessed against relevant WCBC policies, demonstrating a high degree of compliance.

5.1 Saved UDP Policy GDP1 — General Development Principles

Policy GDP1 is the cornerstone of local development control and sets out the criteria that all proposals must meet. It requires development to:

- Protect and enhance the character of the area
- Maintain residential amenity
- Ensure appropriate access and parking
- Support safe and sustainable communities
- Integrate positively with its surroundings

The proposed C2 use meets all of these requirements.

Residential Character & Compatibility

The Laurels will retain its existing form, footprint, and appearance, and will continue to function as a low-intensity domestic residence. Only two young persons will reside at the property, and staffing levels are minimal. As a result, the scale and character of activity will remain comparable to, or lower than, that associated with many family homes. This ensures full compatibility with surrounding residential development.

Neighbour Amenity

GDP1 requires WCBC to protect neighbouring amenity, including considerations of noise, privacy, visual impact, and general disturbance. The proposed use does not introduce any new noise sources, external changes, or increased activity levels. Staff are present discretely and professionally, and vehicle movements remain low and predictable. There is no credible mechanism by which neighbouring amenity could be adversely affected.

Access & Parking

GDP1 requires all development to demonstrate safe, efficient access and sufficient parking provision. The Laurels benefits from a private driveway that fully accommodates the minimal parking requirements associated with the proposed C2 use. Staff shift changes generate only small, controlled vehicle activity, significantly below the levels generated by a typical family household.

5.2 Saved UDP Policy H3 — Housing Development and Conversions

Policy H3 sets out criteria for residential development and changes of use affecting housing stock. The policy supports proposals that:

- Maintain or reinforce residential character
- Do not cause over-intensification
- Safeguard the amenity of existing residents

The proposed development aligns strongly with these objectives.

Retention of Residential Character

Although the use class changes from C3 to C2, the property remains fundamentally residential in nature. A single-occupancy children's home continues to operate as a domestic living environment, with no institutional features, signage, or physical changes. The character of the property and its contribution to Bourne Terrace's streetscape are preserved in full.

Intensity of Use

The occupancy level—**two young persons**—is significantly lower than many three-bedroom family households. Activity within and around the home remains domestic, quiet, and routine. H3 places emphasis on avoiding unacceptable intensification; this application demonstrably reduces intensity rather than increasing it.

5.3 Saved UDP Policy PS2 — Development Within Settlement Limits

Policy PS2 confirms that development within designated settlement limits is acceptable **in principle**, provided it aligns with other relevant policies and the character of the area. The Laurels sits comfortably within the settlement boundary, surrounded by comparable residential dwellings. Both C3 and C2 uses are appropriate within settlements, and small-scale children's homes are specifically encouraged as integrated, community-based settings.

The proposal therefore satisfies PS2 and represents an appropriate form of development in a sustainable location with ready access to services, education, healthcare, and community facilities.

5.4 Material Considerations from the Emerging LDP

Although the LDP was not adopted, WCBC continues to rely on certain parts of its evidence base, particularly those relating to:

- Residential care provision
- Sustainable settlement patterns
- Community infrastructure and social wellbeing

Emerging policies emphasise the need to ensure that new forms of community and social care provision are accessible, integrated within local communities, and proportionate in scale. This application aligns perfectly with these principles by:

- Re-using existing housing stock
- Providing a single-occupancy care home
- Locating provision within a settled residential community
- Minimising any potential impact on neighbours

These factors reinforce the suitability of the proposed C2 use.

5.5 Wrexham CBC Children's Services Strategy & Sufficiency Duty

While not part of the statutory development plan, WCBC's Children's Services strategies carry substantial weight as **material considerations**, particularly where proposals contribute to the delivery of statutory duties under the **Social Services and Well-being (Wales) Act 2014**.

Wrexham's sufficiency duty identifies:

- A shortfall in small, domestic-style children's homes
- Increased demand for single-occupancy placements
- A strategic need to place young people within Wrexham rather than out-of-county
- A policy commitment to community-integrated rather than institutional accommodation

The proposed development at The Laurels directly assists WCBC in meeting these obligations by providing the precise type of accommodation the authority is required to secure: a **single-place, stabilising, therapeutic, domestic residential home** within a settled community.

6. Residential Amenity Considerations

The protection of residential amenity is a key material consideration in assessing proposals for changes of use within established neighbourhoods. Wrexham County Borough Council places particular emphasis on amenity impacts through **Saved UDP Policy GDP1**, which requires development to safeguard the living conditions of existing residents in terms of noise, disturbance, privacy, appearance, and general environmental quality.

The proposed conversion of The Laurels from a C3 dwellinghouse to a C2 single-occupancy children's home has been carefully considered against these criteria. A thorough appraisal demonstrates that the development will **not result in any unacceptable, material or perceptible impact** on neighbouring properties.

6.1 Scale of Occupation and Domestic Character

The Laurels will accommodate a maximum of two **young persons** only, supported by a small rotating team of staff. This results in an occupancy level that is **lower than a conventional family household** typically associated with a three-bedroom dwelling.

The home will continue to operate as a domestic residence, with:

- Normal daily routines
- Meal preparation at typical hours
- Standard use of living spaces and gardens
- No institutional activities or large gatherings

There will be no change to the external appearance, and no signage, branding, or equipment that could indicate anything other than a private home. As a result, the dwelling will remain visually and functionally indistinguishable from neighbouring properties.

6.2 Noise & Disturbance

Concerns about noise are common in C3→C2 applications, but case law and inspector decisions consistently confirm that **small children's homes generate no more noise than a typical household**.

Key factors include:

- Only two children will reside in the home

- Staffed supervision reduces the likelihood of disruptive behaviour
- No group activities, no large visitor numbers, and no late-night gatherings
- No external plant, equipment, or service deliveries
- The property remains used in an ordinary domestic manner

Shift changes occur quietly and without congregation, usually involving one car arriving as another leaves. This results in no significant increase in noise or activity compared to an ordinary 3–4 person household.

Overall, the noise environment remains entirely typical of a normal residential property.

6.3 Privacy and Overlooking

No external alterations or extensions are proposed. Window positions, sightlines, boundary relationships, and garden usage remain unchanged from the current lawful C3 configuration.

Because:

- The scale of use does not intensify
- No new viewpoints or habitable rooms are added
- The garden areas will be used in the same way as any other household

There is no impact on privacy or overlooking for neighbouring residents.

6.4 Traffic, Parking and Comings-and-Goings

Vehicle movements are limited to:

- Staff arriving and departing for shift changes (typically 2–3 per day)
- Occasional visits by social workers, education staff, or therapeutic professionals
- School runs or activity trips, similar to any family home

The number of trips generated is therefore less than or comparable to:

- A family with multiple drivers
- A home occupied by two working adults
- A household with older teenagers
- A typical C3 dwelling

Existing driveway parking ensures that staff do not need to use on-street parking, avoiding any overspill or congestion. There are no deliveries, collections, or service movements beyond normal domestic patterns.

The proposal thus poses no adverse effect on residential amenity arising from vehicle movements or parking pressure.

6.5 Perception of Use / Safeguarding Concerns

Local authorities frequently receive neighbour representations based on misunderstanding rather than planning matters. It is important to emphasise:

- The child will be carefully assessed before placement
- The home accommodates only a maximum of two young persons
- Staff are trained professionals who provide stabilisation and support
- The facility is regulated and inspected by Care Inspectorate Wales (CIW)
- Safeguarding policies ensure minimal external impact
- There is no basis for concerns about antisocial behaviour or community safety

Planning appeals consistently state that generalised fears or perceptions, unsupported by evidence, are not material considerations. The professional management of the home actively reduces risks and ensures a calm, supervised environment at all times.

6.6 External Environment and Garden Use

The outdoor spaces will be used in a typical domestic manner—light recreation, gardening, and relaxation. There will be no:

- Outdoor group activities
- External equipment or structures
- Institutional lighting
- Noise-generating external equipment

The intensity of use is significantly lower than in many households with children.

6.7 Lighting, Security & External Activity

No new lighting, cameras, or security measures are proposed beyond what would reasonably fall within permitted development for a typical homeowner. Standard residential lighting (porch light, garden light) may be used at typical hours.

There will be no intrusion of light, no surveillance towards neighbouring properties, and no external activity that departs from the norm of domestic living.

6.8 Waste, Refuse and Environmental Quality

The property will continue to use normal household waste collection services. The number of occupants (up to two young persons and staff (numbers depending on care needs)) means waste output will be equivalent to family homes.

Refuse storage and collection arrangements remain unchanged, ensuring no adverse environmental or visual impact.

6.10 Cumulative Impact & Precedent

Given the very small scale of the proposal and the absence of external change, no cumulative amenity impact arises. The development does not establish any precedent for more intensive use, nor does it create any pattern of activity that could be expanded without a separate planning assessment.

6.11 Overall Amenity Assessment

When assessed against Wrexham's Saved UDP Policy GDP1 and national planning objectives, the proposed development results in:

- No additional noise
- No loss of privacy
- No overlooking
- No harmful comings-and-goings
- No parking stress
- No external or visual impacts
- No nuisance or disturbance
- No change to residential character

The proposal is therefore entirely acceptable in amenity terms and demonstrably compatible with surrounding residential properties.

7. C2 Use Justification

The proposed use of The Laurels as a **single-occupancy children's home** falls squarely within the definition of **Use Class C2 (Residential Institutions)** as defined in The Town and Country Planning (Use Classes) Order 1987 (as amended). C2 encompasses residential accommodation where **care is provided**, including children's homes, hospitals, nursing homes, and similar establishments.

This section demonstrates clearly why the proposed development constitutes a lawful and appropriate C2 use.

7.1 Primary Purpose of the Use

The defining characteristic of Class C2 is that **care is the primary function and determining activity**. In this proposal:

- Care staff are present on a 24/7 basis
- The young person is placed through the local authority
- Daily routines, support, schooling, therapy, and welfare functions are professionally managed
- The young person does not live independently

The home therefore exists **for the purpose of providing care**, not simply as a residence. This places the use firmly within the C2 classification.

7.2 Nature of Occupation

The young person residing at the home:

- Is placed through statutory Children's Services
- Lives under supported, supervised conditions

- Is subject to a structured care plan
- Receives therapeutic and educational assistance
- Is not part of a household in the C3 sense

This distinguishes the arrangement clearly from:

- Group living
- Shared households
- Standard domestic occupation
- Private family arrangement

The nature of occupation is institutional in *care* but domestic in *character*, which is exactly what the C2 use class is designed to accommodate.

7.3 Staff Presence and Operational Characteristics

C2 children's homes require:

- Professional staff
- Shift patterns
- Night staff (sleep-in or waking)
- Safeguarding oversight
- Recording, supervision, and regulatory frameworks

These elements are functional necessities of a regulated care environment, and they collectively reinforce that the use is **not akin to a conventional dwellinghouse (C3)**.

Importantly, while care is institutional, the **day-to-day living arrangements remain domestic**, a factor strongly supported in case law.

Ensuring community cohesion, neighbour confidence, and safeguarding compliance is central to the successful operation of children's homes. This section demonstrates how The Laurels will be integrated sensitively into the local area, while maintaining the highest safeguarding and professional standards.

8. Community Integration & Safeguarding

8.1 Commitment to Community Integration

The proposed children's home is designed to blend seamlessly into the established residential environment. It will operate in a manner that:

- Respects the privacy and amenity of neighbours
- Reflects normal domestic routines
- Minimises external activity

- Encourages appropriate integration for the young person

Children placed in such homes often benefit significantly from being embedded within stable communities. The Laurels provides such an environment, enabling positive interaction with local schools, clubs, health services, shops, and support networks.

8.2 Professional Management and Oversight

The home will be operated by a regulated children's home provider working with **Charles Safapour Ltd**. Operational standards will comply with:

- **Care Inspectorate Wales (CIW)** Regulations
- Welsh Government Quality Standards for Children's Residential Care
- Social Services and Well-being (Wales) Act 2014
- Safeguarding procedures set by Wrexham CBC

All professionals working at the home will be:

- Fully trained
- DBS-checked
- Qualified in trauma-informed practice
- Supervised by an experienced Registered Manager

This ensures the setting is safe, stable, and professionally operated.

8.3 Neighbourhood Impact and Community Reassurance

Experience across the UK shows that well-managed single-occupancy homes have **minimal visibility** within communities. They do not create disturbance, attract visitors, or generate anti-social behaviour.

To reinforce neighbour confidence:

- Staff do not congregate outside the property
- Shift changes occur discreetly and without noise
- Visitors (professionals only) attend by appointment
- No smoking or staff breaks occur near boundaries
- The property maintains a tidy, residential appearance

The aim is for neighbours to perceive The Laurels exactly as they would any other private dwelling.

8.4 Safeguarding Policies and Procedures

Robust safeguarding arrangements are at the core of the home's operation. These include:

- Individualised care plans

- Comprehensive risk assessments
- Missing-from-home protocols (aligned with WCBC's safeguarding pathways)
- Incident reporting frameworks
- Behaviour management strategies
- Online safety and physical safety controls
- Secure record keeping and GDPR compliance

The Registered Manager is responsible for ensuring that all incidents, however minor, are logged, analysed, and shared with WCBC Children's Services as required.

8.5 Staffing Structure and Protocols

A typical staffing model includes:

- Up to three staff member on duty during the day (depending on needs of users)
- A sleep-in staff members overnight
- Brief handover periods
- Occasional visits by professionals at reasonable hours

This ensures consistency of care while preventing any undue impact on the community.

8.6 Engagement with Local Services

The young person will be encouraged to access:

- Local schools
- GP and dental services
- Community clubs
- Youth groups
- Sports and recreational facilities
- Counselling and therapeutic provision

This promotes social stability, personal development, and community cohesion.

9. Design & Access Considerations

This section assesses the proposed development in accordance with **Planning Policy Wales (PPW11)**, **TAN 12: Design**, and Wrexham County Borough Council's requirements for Design & Access Statements. Although the proposal involves **no physical alterations** to the property, the principles of good design, accessibility, and contextual compatibility remain central to the assessment.

The Laurels retains its existing residential character, scale, and form. The proposed C2 use is wholly compatible with the built environment and requires no operational or architectural interventions that would alter its appearance or functioning within the neighbourhood.

9.1 Design Philosophy & Approach

The design philosophy for this proposal is based on:

- Maintaining the building exactly as existing
- Respecting the established residential character of Bourne Terrace
- Ensuring a safe, inclusive, domestic home environment for up to two young persons
- Avoiding any institutional appearance or features
- Supporting community cohesion through visual neutrality

The absence of external change aligns fully with PPW11's direction to make sustainable and efficient use of existing buildings.

This design approach ensures that the property remains visually indistinguishable from neighbouring dwellings, preserving the integrity and continuity of the street scene.

9.2 Amount of Development

No extensions, no outbuildings, no changes in massing, and no alterations to the building footprint are proposed.

The proposal involves:

- Change of use only
- Internal room designation adjustments only
- Minor domestic furnishing to support care arrangements

The amount of development is therefore minimal and entirely consistent with policies requiring conservation of residential character.

9.3 Layout

The existing layout remains unchanged. The internal arrangement of The Laurels is well-suited to children's residential care due to its single-storey configuration, efficient circulation space, and domestic-scale rooms.

Typical layout use:

- Two bedrooms as the young person's rooms
- One bedroom for staff sleep-in / staff office
- Domestic living/dining area for shared routines
- Standard kitchen for everyday family-style use
- Bathroom and hallway as existing

The existing room sizes and positions allow for safe supervision, privacy, and comfort without necessitating any modifications.

The layout continues to function as a **normal family home**, supporting the objective of creating a stable, non-institutional environment.

9.4 Scale & Massing

No change is proposed to the:

- Footprint
- Height
- Roof structure
- Building volume
- Massing or bulk

The building remains a **single-storey detached bungalow**, which is inherently low-impact and consistent with surrounding development patterns.

Given that scale and massing are fully preserved, the proposed use results in **zero impact** on the visual environment.

9.5 Appearance

The appearance of the property remains completely unaltered. There will be:

- **No signage**
- **No branding or institutional features**
- **No additional lighting** beyond standard domestic requirements
- **No external equipment** or plant installations

The property continues to look and function externally as a private family home. This ensures seamless integration into the existing residential character and avoids any perception of intensification or change in street identity.

9.6 Landscaping

The existing landscaping arrangements, comprising private gardens and boundary treatments, will remain unchanged.

- The garden will be maintained to a high standard
- No new fences, walls, or fortified boundaries are proposed
- No hardstanding alterations are required
- No specialist landscaping interventions are necessary

This preserves the natural, domestic appearance of the site and avoids any institutional aesthetic.

9.7 Access & Movement

Pedestrian Access

Pedestrian access remains exactly as existing via the front pathway and doorway. Level access is provided due to the bungalow configuration, supporting safe and inclusive movement.

Vehicular Access

Vehicular access continues via the existing private driveway off Bourne Terrace, which:

- Is safe
- Has good visibility
- Serves a very modest parking demand
- Avoids reliance on on-street parking

No modifications to the access arrangement are required.

Internal Accessibility

The single-storey layout supports:

- Safe movement for the young person
- Easy staff supervision
- Reduced risk of accidents
- Clear circulation without stairs

This inherently satisfies accessibility considerations under TAN 12.

9.8 Security & Designing for Safety

Security and safeguarding measures will be:

- **Internal and procedural**, not structural
- Fully compliant with CIW requirements
- Designed to avoid any visual or physical change to the building

These measures include staff oversight and operational protocols, not physical boundary treatments or surveillance equipment.

This ensures that the home remains visually domestic while still meeting all safeguarding standards.

9.9 Sustainability Considerations

The proposal contributes to sustainability in several ways:

- **Reuse of existing residential stock** avoids embodied carbon associated with new construction
- **No material changes** reduce construction waste
- The dwelling's existing insulation, services, and energy systems remain fully functional

- Staff encourage sustainable living practices within the home

The development therefore minimises environmental impact in accordance with PPW11 and the Well-being of Future Generations Act.

9.10 Impact on the Street Scene

The lack of physical alterations means that:

- The street scene remains entirely unchanged
- The property maintains its contribution to local character
- No visual harm or disruption is introduced
- No change in the perceived intensity of use will be detectable from the public realm

The Laurels will continue to appear as a well-maintained, single-family bungalow.

9.11 Compliance with TAN 12 and Local Design Policies

TAN 12 emphasises:

- Good design as a means of creating safe, inclusive environments
- Respecting the character of existing development
- Ensuring accessibility
- Minimising physical intervention where unnecessary

The proposal achieves all of these aims through a "light-touch," non-invasive design strategy.

Wrexham's Saved UDP design principles (embedded in Policy GDP1) also require development to:

- Preserve local character
- Avoid visual intrusion
- Maintain amenity

This proposal is fully compliant.

10. Summary & Conclusion

The proposed change of use of **The Laurels, Bourne Terrace, Llangollen** from a Class C3 dwellinghouse to a Class C2 single-occupancy children's home has been carefully assessed against the overarching principles of **Planning Policy Wales (PPW11)**, **TAN 12: Design**, and the relevant design and development management requirements of **Wrexham County Borough Council**.

The assessment demonstrates that the proposal:

- **Maintains the existing appearance, scale and massing** of the dwelling, with no external alterations or visual changes whatsoever.

- **Preserves the residential character** of Bourne Terrace and remains entirely indistinguishable from neighbouring homes.
- **Utilises the property exactly as existing**, with no requirement for extensions, structural changes, or alterations to the layout.
- Ensures **safe, unobtrusive, and efficient access** for pedestrians and vehicles, using the current driveway and entry arrangements without modification.
- Provides a **secure, inclusive and domestic environment** for two young persons, fully aligned with the design expectations of children's residential care settings.
- Produces **no adverse impact** on the street scene, local amenity, traffic levels, or environmental quality.
- Complies fully with the core design principles of **TAN 12**, including contextual integration, sustainability, accessibility, safety, and maintaining local character.
- Reinforces the aims of the **Well-being of Future Generations (Wales) Act 2015** by promoting stability, inclusivity, and responsible reuse of existing residential stock.

In design and access terms, the proposed development is exceptionally modest, low-impact, and sustainable. It achieves the creation of a safe, nurturing, and domestic setting for a vulnerable young person **without introducing any form of physical, visual or functional change** to the property or its surroundings.

Accordingly, the proposal represents a **high-quality, unobtrusive and policy-compliant** form of development that meets both national and local design standards and safeguards the character and amenity of the wider neighbourhood.

For these reasons, the Applicant respectfully requests that Wrexham County Borough Council approve the planning application.