

19th May 2026

Planning Summary: Certificate of Lawfulness Application – Proposed Children's Home

Site Address: Church Farm, Brokerswood, Westbury, Wiltshire BA13 4EG

Proposed Use: Children's Home for Three Young People

Staffing: Three staff members daily, with two of which sleeping overnight

Planning Use Class: C3(b) – Residential Use by up to Six People Living Together and Receiving Care

Overview

This application seeks confirmation that the proposed use of the property as a Children's Home falls within use Class C3(b) under the Town and Country Planning (Use Classes) Order 1987 (as amended), which allows for use by up to six people living together and receiving care.

The proposed home will provide a safe, family style residential environment, for young people requiring care and support. The home will operate with care staff on a shift basis, and will function as a single household, consistent with the characteristics of a C3(b) use.

Proposed occupancy and care provision

The home will accommodate up to three young people who live together as a single household.

Support and supervision will be provided by staff members on a rota basis, to provide appropriate safeguarding to ensure that care arrangements are maintained.

The proposed arrangement is domestic in character and will not operate as an institutional facility. Day-to-day living will reflect a household environment, including shared meals, communal living areas, educational attendance and recreational activities.



Planning considerations

- **Residential Character:** The property will maintain its residential appearance and functionality.
- **Traffic and Parking:** The low occupancy level, and staff shift patterns, will generate vehicle movements, comparable to a typical family dwelling. Existing parking arrangements are sufficient.
- **Structure:** There are no significant external or structural alterations proposed to accommodate the change of use.
- **Neighbour Impact:** The proposed use is not expected to create noise, disturbance or activity levels beyond those associated with normal residential occupancy. The homes only direct neighbour, is the landlord of the property, who is supportive of this change.

Conclusion

The proposed children's home, for up to three young people, meets the definition of Use Class C3(b) providing care, within a single household setting. The use remains residential in nature, and will not materially alter the character of the property or surrounding area.

Yours Sincerely,

Claire Bates

For and on behalf of New Day Children's Services LTD.

