

**Delegated Report**  
*211, Fencepiece Road, Chigwell, IG7 5EB*  
*EPF/2334/24*

**Description of Site:**

- Detached three bedroom bungalow
- Large plot with driveway

**Description of Proposal:**

Certificate of lawful development for a proposed change of use from C3a (residential dwelling) to C3b (childrens care home)

**Relevant Planning History**

None relevant

**Main Issues and Considerations:**

The Town and Country Planning (Use Classes) Order 1987 (as amended) essentially categorises different types of property and land into classes. Change between uses within the same class does not constitute development and therefore does not require planning permission. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) identifies some permitted development rights allowing the change of use from one class to another, subject to conditions, limitations and/or a prior approval process.

Number 211 is a three-bedroom residential dwelling which falls into Use Class C3.

Use Class C3 of the Use Classes Order 1987 (as amended) is for the use as dwellinghouses. i.e. Houses, Flats, Apartments, Bungalows etc.

The full description is for the use as a dwellinghouse (whether or not as a sole or main residence) by—

- (a) a single person or by people to be regarded as forming a single household
- (b) not more than six residents living together as a single household where care is provided for residents;
- (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).

**Interpretation of Class C3**

For the purposes of Class C3(a) "single household" shall be construed in accordance with Section 258 of the Housing Act 2004.

In some cases, the use of a buildings as a childrens care home can be considered as Use Class C3b. In this particular instance the applicant has stated on the application form that the proposed use would fall within Use Class C3b. The documentation provided as part of this application states that the care will be provided for children with learning disabilities aged below 17 years on a medium- and long-term basis. One adult carer would be living in the property on semi-permanent/permanent basis.

In this instance the proposed use as a childrens care home would not amount to a more intensive use of the site than its lawful use as a residential property.

**Conclusion**

On a balance of probabilities, the proposal would not amount to a material change of use.

A specific grant of planning permission is not required for the proposal.