



# Planning Committee

Application Address	10 Egdon Drive Poole BH21 1TY
Proposal	Proposed change of use from dwelling house (C3 use) to Children's care facility (C2 use) including associated internal alterations
Application Number	P/25/01431/FUL
Applicant	Mrs Toni Carr
Agent	Mrs Toni Carr
Ward and Ward Member(s)	Bearwood & Merley  Cllr Marcus Andrews Cllr David Brown Cllr Richard Burton
Report Status	Public
Meeting Date	6 <sup>th</sup> November 2025
Summary of Recommendation	<b>Grant for the reason(s) set out below</b>
Reason for Referral to Planning Committee	The Local Planning Authority has received more than 20 letters against the proposal.
Case Officer	Babatunde Aregbesola
Is the proposal EIA Development?	No

## Description of Proposal

1. Planning permission is sought for change of use from dwelling house (C3 use) to Children's care facility (C2 use). A change of use is required as there will be carers residing at the property on a shift basis. No external alterations are proposed. The accommodation would be for 3 children (restricted by condition) with primary needs relating learning disabilities and autism.
2. Planning is required as this proposal would fall within Use class C2 (Residential care) where there would be 24-hour care for the children on a shift pattern, representing a material change of use from Use Class C3 (residential).

### **Description of Site and Surroundings**

3. The application site relates to a two storey detached dwellinghouse located on the south-east side of Egdon Drive. To the front is a garden part laid in hardstanding for a driveway with low level hedgerow as boundary treatment. To the rear is an outdoor amenity area with matured trees within it. Vehicular access is taken from Egdon Drive, a cul-de-sac.
4. The property is located within a cul de sac location where similarly aged houses, albeit of a variety of design styles,
5. The tree within the rear garden is covered with Tree Protection Order.

### **Relevant Planning History:**

6. None.

### **Constraints**

7. The Trees in the garden fall within a Group Tree Protection Order.

### **Public Sector Equalities Duty**

8. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
  - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

### **Other relevant duties**

9. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.
  10. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the "general biodiversity objective".
  11. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
  12. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality. No contraventions have been found in the assessment of this application.
-

## **Consultations**

13. Environmental health – Has no comment.

Highway Officer – The proposal will have no adverse impact on highway safety. Therefore, the Highway Authority supports the proposal.

Waste Service – The waste from this premises would be classed as household waste that the council has a statutory obligation to collect. However, this type of waste allows for the council to recover its collection charges. An alternative would be for the developer to obtain an alternative commercial waste collection. The developer can determine the bin size and collection frequency in consultation with their chosen waste collection provider.

Tree Officer – There are no proposed changes or alterations to the existing floor plans or layout either internally to the property or externally. Therefore, no impacts are expected to tree on or off site.

## **Representations**

14. Site notice was posted outside the site on 12th June 2025 with an expiry date for 3<sup>rd</sup> July 2025.

28 representations were received against the proposal on the following grounds:

- Highway safety and inadequate parking space
- Impact on residential amenity in terms of daylight.
- Increase in occupancy resulting to substantial increase in noise, rubbish, vehicles, and deliveries to the properties, deviating from their intended single-family usage.
- The proposed conversion would place an undue burden on local services and infrastructure, including healthcare services.
- Detrimental impact on residential character and community stability.
- Inadequate amenity space and overdevelopment.
- Development would set a concerning precedent for further HMOs in the area, degrading the residential character.
- Inadequate parking provisions and increased traffic congestion
- Noise and disturbance to neighbouring properties
- Overlooking the neighbouring properties garden
- Breach of human rights, family and private life
- Development not in keeping with the character of the area
- Precedent for commercialisation of a residential Area
- Insufficient operational detail
- Safety and supervision concerns
- Lack of local facilities
- Incorrect details within the application form
- Lack of experience by the company

### **Officers' comments –**

15. The proposal impact upon health and local services is not a material consideration in the determination of this application and is a matter addressed outside of the planning system.
16. In relation to staff and company skills and experience, the children home would be operated and managed by a company called Agincare Children's Services Ltd, a not-for-profit company and is intended to be registered with Ofsted. The applicant advises that all staff will be qualified and have experience of working with children with disabilities/LD and or other needs.
-

17. Concerns have been raised in relation to personal safety and fear of crime or criminal acts. Given the small scale of the children's home, and the presence of on-site carers at all times, it is unlikely that there would be criminal or other antisocial behaviour beyond that which could be found in a residential property. Regardless, a management plan has been conditioned to require the monitoring and management of such behaviour. Issues of noise disturbance and the tipping of waste are other matters that would be managed via the conditioned management plan.
18. Several residents raised concerns with regards noise and associated visits to this property by emergency services. It is considered that given the relatively small number of occupants along with the number of carers in the property, that the occurrence of such issues would be no different from that which could occur from a C3 dwelling.

### **Key Issue(s)**

19. The key issue(s) involved with this proposal are:
- Impact on character and appearance
  - Impact on residential amenity of future occupant and neighbouring properties
  - Highway impact
20. These issues will be considered along with other matters relevant to this proposal below.

### **Policy context**

21. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the...

### **Planning Policies**

#### Poole Local Plan (Adopted November 2018)

PP01 Presumption in favour of sustainable development  
PP02 Amount and Broad Location of Development  
PP27 Design  
PP28 Flats and Plot Severance  
PP32 Poole's Nationally, European and Internationally Important Sites  
PP33 Biodiversity and Geodiversity  
PP34 Transport strategy  
PP35 A Safe, Connected and Accessible Transport Network  
PP37 Building Sustainable Homes and Businesses  
PP38 Managing Flood Risk  
PP39 Delivering Poole's Infrastructure

#### Supplementary Planning Documents:

BCP Parking Standards SPD (adopted January 2021)  
The Dorset Heathlands Planning Framework 2020-2025 SPD (Adopted March 2020)  
The Dorset Heathlands Interim Air Quality Strategy SPD (2020-2025)  
Nitrogen Reduction in Poole Harbour SPD  
Poole Harbour Recreation 2019-2024 Supplementary Planning Document (SPD)

22. National Planning Policy Framework ("NPPF" / "Framework") (December 2024)
-

## Planning Assessment

### Presumption in favour of sustainable development:

23. In terms of meeting housing needs, a strategic objective of the Poole Local Plan is to deliver a wide range and mix of homes in the most sustainable locations. Policy PP2 identifies the amount and broad locations of development and states that the majority of new housing will be directed to the most accessible locations within Poole, these being the town centre, district and local centres and locations close to the sustainable transport corridors. A sustainable transport corridor is defined by the Poole Local Plan as being 400 metres either side of a road capable of extending service provision by the end of the plan period to four buses per hour (each way) or within 500 metres radius of a railway station. The intention of this policy is that within these areas the majority of higher density development will place a greater number of people within close walking distance of public transport and a range of services/facilities as a convenient alternative to use of the car.
24. This approach is reinforced by Policy PP34 which also states that new development will be directed to the most accessible locations which are capable of meeting a range of local needs and will help to reduce the need for travel, reduce emissions and benefit air quality, whilst PP35 also states that proposals for new development will be required to maximise the use of sustainable forms of travel. Significant weight therefore must be applied to the provision of additional residential accommodation which meets these policy objectives.
25. In this instance, the proposal represents a form of development located within the sustainable transport corridor as identified by Policy PP2 and indicated on the Proposals Map, being located in a highly sustainable location in very close proximity to the local services and facilities and with access to the high frequency public transport service stops (bus stations), where the majority of housing and higher density development should be directed.
26. The proposal would result in the loss of a single C3 dwelling house but would provide a C2 live in care facility to house children with special needs.
27. The Council cannot currently demonstrate a 5-year supply of deliverable sites for housing. Furthermore, the results of the latest Housing Delivery Test, published in December 2024, confirm that an insufficient number of homes have been built in the Poole area over recent years. As a result of the shortfall, policies related to the location and supply of housing are deemed to be out of date. In such circumstances, Paragraph 11d and footnote 8 of the National Planning Policy Framework (the Framework) require that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole. It is accepted that the loss of a dwelling would have moderate harm upon the range of housing stock.
28. There is an acute shortage and need for this provision within BCP, - there are only 4 beds within BCP and a rising cohort of 17 who could be placed within BCP if there was more registered provision. However, it is not guaranteed that the accommodation could be used to address needs within BCP specifically. The Permission being sought is not personal or specifically tied to provision within BCP. The provider, Agincare are not currently on the framework to provide accommodation for children with such needs within BCP but are seeking to apply for one, and there is a working relationship between the provider and the BCP in respect of BCP sufficiency need.
29. This provider will offer specialist residential care for children who have a disability and are open to our Child Health and Disability Team.

### Impact on the character and appearance of the area and conservation area

---

30. Policy PP27 of the Poole Local Plan (2018) states that development will be permitted where it reflects or enhances local patterns of development in terms of layout, height, scale, massing, materials, landscaping and visual impact.
  31. The proposal involves a change of use of the building from single dwelling house to Children's care facility (C2 use) with no changes to the external façade of the building. The character of the area is presented by an array of detached dwellings fronting the Egdon Drive.
  32. Egdon Drive is a cul-de-sac comprising mostly residential properties with an active frontage.
  33. With regards to impact on the street scene, no extension of the existing footprint or built form are proposed on site. As such, the development will not give rise any harm to the visual amenity of the area. Therefore, the proposal will preserve the character and appearance of the building and area.
  34. The existing outdoor amenity area to the rear of the building is of good size that can comfortably accommodate the number of occupants proposed without any detrimental effect to the wellbeing of the future occupier. The existing garden area to the rear is laid to lawn with few trees within the garden space. The proposal would not result to removal of any tree on site without express planning permission from the Local Planning Authority. The proposed scheme would not intensify the use of the site, neither placing greater demand on the available space.
  35. The potential increase in bins requirement for the additional two bedrooms and cycle store within the site is not considered to result in a disproportionate demand of space that would result in a cramped and incongruous scheme that would cause adverse harm to the visual amenity and setting of the conservation area that warrant the application be refused in this instance.
  36. With regard to capacity, the building would continue to be a four-bedroom dwelling that would host up to three children from the age 8 years plus and two residential staff members, which in terms of numbers, would not be materially different to the property's current lawful use as a dwellinghouse. There would therefore be up to four people in the house for the majority of the time, which would potentially increase to six at times of changeover and could similarly increase at various times whilst visits from social workers and other support professionals take place, though this would be short and infrequent.
  37. With regard to comings and goings, the applicant's supporting planning statement notes that shifts would last 24 or 48 hours, with one or two members of staff present overnight and handover time would be around 8 or 9am. Day to day trips would include activities such as shopping, school runs and social outings for the children would be undertaken by the carers.
  38. It is accepted there would likely be additional movements of adults entering and leaving the site than many dwellings in a C3 Use Class. However, the way the children would use the home is unlikely to be materially different to that of a C3 dwellinghouse.
  39. The proposed use with associated domestic paraphernalia of the building for children's care facility will not adversely impact the setting and character of the area. As such, the proposed use of the building as Children's care facility would not have any material impact upon the character of Egdon Road. The use of the building for the proposed use would preserve the character and appearance of the dwelling. Therefore, the proposal accords with Poole Local Plan PP27 and advice within the NPPF.
-

### Impact on Neighbouring Residential Amenity

40. Poole Local Plan Policy PP27 expects that all forthcoming developments are required to have a good standard of design. Sub section C of the policy requires proposals to be compatible with the surrounding uses and should not prejudice and result in a harmful impact on neighbouring residential amenity when considering levels of sunlight/daylight, privacy, noise and whether the development is overbearing or oppressive.
41. With regards to the proposal to use the site as Children's care facility (C2 use) with 3 occupants' bedrooms. The use would be solely residential in character. The intended occupancy of the dwelling is not considered to result in a significant intensification that would be harmful to the amenities of neighbouring properties and introduces a use that would be appropriate within a residential location.
42. Furthermore, the proposed use of the building as Children's care facility (C2 use) with 3 occupants' bedrooms could not be fairly anticipated to lead to the introduction of unacceptable noise to the detriment of neighbouring living conditions. While there might be some noise disturbance from children, this could equally be the same if the site remained a family home. I am also of a view that given staff on site working a regular pattern the disturbance from noise pollution is likely to be limited.
43. It is considered that the proposed bedrooms would meet the minimum space standards for single person occupancy, it is clear from the submitted plans that an acceptable standard of living conditions would be achieved without harm to the amenities of future occupiers, with a sufficient space to achieve basic living conditions. Adequate outdoor amenity space is provided for the new Children's care facility (C2 use), in accordance with the provisions of PP27(1-d) of Poole Local Plan.
44. As such, it is considered that the proposed scheme would accord with the provisions of Policy PP27d of the Poole Local Plan. Overall, the proposal by reason of its design and room layout/design would provide adequate and quality accommodation that would for future occupiers and therefore accord to Policy PP27.

### Impact on highways and parking

45. The proposal would utilise existing access and parking arrangements. There is already a dropped kerb crossing allowing vehicle access to the site from Egdon Drive.
  46. The retention of the existing car parking would meet Parking Standards SPD (2021) guidelines. Having been consulted, highway officer advised that the proposal would have no adverse impact on highway safety. Therefore, the Highway Authority supports the proposal.
  47. From the evidence provided there would be up to 7 carers (sharing the workload) and 3 carers working at a time within the proposed care home on different shift patterns. It is also accepted that there could be other services arriving at the site. While it is accepted that these people might be commuting into the Borough, this is no different to a large proportion of jobs. In addition, I have no evidence to suggest that the carers would only be able to access the site via unsustainable methods of transport or that carers could not be employed locally.
  48. Having been consulted, highway authority advised that the development would have no impact on highway safety. Therefore, highway authority supports the proposal.
  49. Therefore, the scheme is considered acceptable from highway perspective and development would not compromise highway safety. On this issue, it is concluded that the proposal would not lead to
-

unsustainable transport movements. On this basis, the proposal complies with Policies PP34 & PP35 of Poole Local Plan and BCP Parking Standards, which seek to ensure sustainable transport movements.

#### Waste collection considerations

50. With regards to refuse and recycling provision, Policy PP27 (g) of the Poole Local Plan states that, amongst other criteria, development must provide convenient waste and recycling arrangements in accordance with the relevant standards.
51. The proposal relates to a single dwellinghouse to be converted to a Children's care facility (C2 use) with associated amenities within the site.
52. Whilst the proposed scheme does not provide any details of the location of the individual bins for the new HMO on site, there is an expectation that these could be accommodated within the curtilage of the dwelling in a manner that would not give rise to any additional conflicts with highway and/or pedestrian safety. The waste from this premises would be classed as household waste that the council has a statutory obligation to collect. However, this type of waste allows for the council to recover its collection charges. An alternative would be for the developer to obtain an alternative commercial waste collection. The developer can determine the bin size and collection frequency in consultation with their chosen waste collection provider.
53. Having been consulted, Waste service raised no objection against the proposal.

#### Sustainability considerations

54. Being an existing building, it would be more challenging to deliver an energy efficient and sustainable development in accordance with the requirements of the latest Building Regulations. Moreso, the habitable rooms within the building would have access to daylight and therefore limiting the need to use artificial light which would accord to the aims of policy PP37 of Poole Local Plan.

#### BNG

55. Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met
56. The Planning Practice Guidance (the PPG) advises that the biodiversity gain condition does not apply to, amongst others, development subject to the de minimis exemption.
57. Given the nature of the proposed development, it is considered that impact would be less than 25 square metres and on less than 5 metres of linear habitat. Therefore, no on-site habitat that would be lost or degraded because of the proposed development.

#### **Planning Balance / Conclusion**

58. The scale of the occupancy and the number of staff on shift at one time would not be materially different from the occupancy expected of a dwelling of this size. The house and its curtilage would retain the look and character of neighbouring houses; that of a normal residential dwelling.
-



59. The vehicle movements expected from this use, given the limited occupancy would not be materially different from that of a dwellinghouse.
60. The loss of a C3 dwelling would result in modest harm to the Council's Housing Land supply, however, such harm would be overcome through the provision of specialised housing that would help to address the identified shortfall outlined in the BCP Sufficiency Strategy.
61. The development proposed is not likely to give rise to highway safety concerns due to its scale and nature of use. Sufficient parking space will be available on site.
62. The proposed scheme based on the plan contains sympathetic elements that would preserve and enhance the character and appearance of the subject property and the wider area. The proposed accommodation, considered as a whole, provides suitable living conditions for all occupants.

### **Recommendation**

63. Grant, subject to the following conditions:

### **Conditions**

1. The development hereby permitted shall begin not later than the expiration of three years beginning with the date this permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall only be carried out in accordance with the following approved plans:  
Location Plan received 15/05/2025  
Block Plan received 15/05/2025  
Site Plan received 15/05/2025  
Existing Floor Plans (No Changes) received 15/05/2025  
Planning statement received 15/05/2025

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The use hereby approved shall accommodate a maximum of 3 children (under the age of 18) and 3 carers within the site at any one time (subject to staff change over and other cross over times) and this arrangement shall be retained as such for the life of the development.
4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2015 (as amended) the property shall be used solely for the purposes of a children's home, as defined by Class C2 of that legislation, and for no other purposes whatsoever. Proposals to use the property for any other purpose within that class shall not take place unless a separate formal planning application has first been submitted to and approved in writing by the Local Planning Authority.
5. a management plan shall be submitted to and approved in writing by the Local Planning Authority which deals with the operation of the use and how staff and visitors will be managed at the site. The management plan could include measures such as staggering staff changeovers and implementing appointment systems to ensure that staff or professionals do not attend simultaneously, thus preventing undue disturbance or parking issues. The management plan shall also include details of the manager(s) at the care home to ensure that residents can contact those individuals to address
-

any concerns they may have with the operation of the use. The management plan shall be implemented, updated when required and retained for the life of the development.

### **Informatives:**

1. In accordance with paragraph 39 of the revised NPPF the Council, as Local Planning Authority, takes a positive, creative and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this instance:

The application was acceptable as submitted and no further assistance was required.

2. Subject to the Chronically Sick and Disabled Persons Act 1970 the applicant should note and inform future residents of the approved scheme that they may be excluded by the Council from being able to purchase on-street residents parking permit or visitors parking permits in the locality of the site. This is to reduce the transport impacts from the development due to the low levels of car parking provision being proposed.

### **Background Documents:**

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

#### **Notes.**

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included

Case Officer Report Completed  
Officer: BAR  
Date: 27/10/2025

Agreed by: Katie Herrington

---

Date: 27/10/2025  
Comment: