

PLANNING STATEMENT

PROPOSED CHANGE OF USE OF NO. 27 DURHAM GROVE, JARROW TO A CHILDREN'S HOME TO ACCOMMODATE A MAXIMUM OF 2 CHILDREN AGED 7 TO 17 YEARS OLD

Site of proposals

The application property is located on Durham Grove.

The property is a semi-detached 2 storey 3-bedrooms house. It benefits from the large front drive way & rear garden and the site accessed off Durham Grove.

Proposals

This application is for the property to be used as a children's home to accommodate a maximum of 2 children aged 7 to 17 years old. Each child will have their own bedroom, with a shared bathroom/toilet facility at first floor level.

At ground floor level, a large separate Lounge/living area is available for children to relax with separate kitchen & dining facility with the double door leading to rear amenity space via conservatory. There is a separate staff office proposed on ground floor. There is a spacious garden where children can participate in activities that they enjoy.

At first floor level, there will be three bedrooms, one bedroom to be used for one staff sleeping facility and two separate bedrooms for two children.

Management of the home and risk assessment

The management / senior management team of the home are highly experienced with a combined total of over 70 years, working with children in care from all different backgrounds. The Responsible Individual grew up in a family that has fostered children for almost 25 years and has vast experience of working with some of the most complex and vulnerable young people from across the UK including in secure childrens homes. The RI has excellent relationships with the local authority and governing bodies due to previously supporting the children of South Tyneside with great succes. The Homes manager who grew up in Jarrow and Hebburn, has over 20 years experience working with children from all different backgrounds in different roles within residential childcare, and a long standing football coach within the local area. The homes manager has an invaluable range of connections to support the local children.

With an excellent track record for both local authority and private providers in the last four Ofsted inspections (GOOD with OUTSTANDING in leadership and management) the management team will be supported by a team of experienced residential workers who are passionate and committed to supporting young people who are less fortunate than most. Although the team recruited will possess relevant qualifications, skills and knowledge in effectively safeguarding children and young people, a thorough training induction schedule will be provided to further enhance the team's knowledge and ability to provide the highest standards of care.

Prior to the admission of any child into the home, a thorough impact risk assessment will be complete taking into consideration all information provided by the local authority, on the child and their history / presenting risks. This analysis will identify the potential impact of any risks to and from the child moving into the home, in relation to the location of the home and if any other child currently resides in the home. Any risks identified will require strategies to be implemented so that risks are mitigated and reduced, in order for the placement to be deemed appropriate, and in the best interest of the child.

The current crime rate for the area of South Tyneside is 104-121 per 1000, which is higher than the national average of 72 per 1000. During the last year (May 2020-25-April 2026) there have been only 9 offences reported within a 0.1-mile radius of the home, two of which were violent / sexual offences and one antisocial behaviour and one other. The total offences recorded across the whole of Jarrow / Hebburn in the last 12 months was 5114, with the highest reported crime being violence and sexual offences (1944). To put this in context, this total is a smaller number of offence than the 5798 offences reported in an area in which the management team have successfully managed the risks to young people in regard to the location of a previous 4 bedded children's home, without the requirement of police involvement to manage behaviour. (See LRA for more information on crime data). These outcomes were also achieved with a lower staffing ratio than the 1-1 ratio that will be implemented at 27 Durham Grove

The home will ensure community cohesion via supporting the children and young people to make positive contributions to the local community via participation in charitable events supporting those in need, engaging in community activities and groups with the aim of setting up long term community projects. The team will work closely with local neighbours to maintain positive relationships and stability in the area. Liaising with local services and businesses will provide children with potential opportunities for employment following education as part of their transition towards independence.

Parking

Externally, it is proposed to use the existing driveway to park upto four vehicles accessed via Durham grove. The parking spaces are for staff use, and for Social workers or other related professionals use only. The parking provision provided removes any concerns from neighbours or others who may suggest that the use could lead to pressure on on-street parking available in this location. Furthermore, staff would not necessarily have to own a car due to the close proximity of bus stops located on Liam Lane offering public transport links to most areas.

It should also be noted that visitors would only visit during the day, and only staff would use the parking spaces available, and therefore, there will not be no increase with vehicle movements to and from these parking spaces, than that of an extended family.

It can be seen from the block plan that there will be an additional cycle parking facility provided in the garden. Also, the site is located within easy walking distance, or a short cycle ride to the various employment zones, shopping with all other facilities are available nearby. There are regular bus services nearby on Liam Lane linking with the Railway Stations, Shopping Centre and high street.

Conclusion

We consider that this application would not cause any issues to the current property or its neighbourhood. It is proposed to have a maximum of 2 children aged between 7 and 17 years of age, and 2 members of staff to be present at any one time at the property.

The use, as explained within the accompanying statement provided by the applicant, will not be much different from that of any standard family occupying this sized property.

The proposals will contribute to the requirement of the Local Authority to meet its requirements in providing high quality care and accomodation to children who need it most. As highlighted, the proposed use will not have any adverse impact on the character and appearance of the area, neighbour amenity or parking and highway safety, and is therefore, in conformity with the National Planning Policy Framework and relevant planning Policies.