



Change of Use Application Supporting Statement

February 2026 - Rev A

24019 Overend Care Home

PASSIONATELY CREATING ENVIRONMENTALLY AND SOCIALLY SUSTAINABLE SPACES

Our shared vision across Architects Plus is to produce beautiful, purposeful and timeless buildings that are sustainable and inclusive.

We are a proud forward-looking Cumbrian company who have become one of the region's most progressive and successful practices, with an established reputation for practical, sustainable and beautifully crafted buildings.

We continue to evolve our practice and use our decades of experience and knowledge in new build, retrofit and refurbishment projects across a wide variety of sectors to meet the changing needs of our clients and address the climate challenges ahead.

We have a dedicated team of established qualified professionals who can assist in everything from heritage, conservation and accessibility to sustainable design, carbon analysis and energy efficiency.

1	INTRODUCTION
2	PROPOSAL
3	ACCOMPANYING INFORMATION

1 | INTRODUCTION

Site Plan Extract

Architects Plus (UK) Ltd are submitting a Full Planning Application for the change of use on behalf of Cumberland Council for the proposed Use Class C2 (Residential Institution) for the above property.

2 | PROPOSAL

2.1 THE SITE AND PROPERTY

The application site is located in the hamlet of Quality Corner approximately 1.5 miles from the centre of Whitehaven and 0.7 miles from the village of Moresby.

The property is a two storey detached house with 7no. bedrooms dating from the late 18th, which operates as a guest house, and was extended in 2015 to provide a separate annexe residence to the owners. The property is set within 1.5acre of established garden with off street parking for up to 6 vehicles.

2.1 ACCESS

The property has good vehicular access as well as good parking space within the property boundary. It is also served by public transport, with nearby bus stops within walking distance (0.3miles) offering regular services to Whitehaven and Moresby.

2.3 PROPOSAL

The proposal is for the existing guest house to be converted into a residential care home for up to five children aged 8-18, with two staff bedrooms; and the adjoining private dwelling to be converted into a supported, semi independent "move on" flat for two young people aged 16-18, with one staff bedroom. Both proposed uses fall under Use Class C2.

The length of stay for the children would vary depending on individual care plans and may extend over multiple years.

During this time, the property would serve as the children's primary residence.

A minimum of two staff would be present during the day, and there would be a minimum of two staff on duty overnight. Additional visits from social workers, family members, and other professionals would occur throughout the day as required, with frequency and duration varying. Changeover times of staff are during the day with no travel to or from the house taking place during unsociable hours.

The home would be managed by Cumberland Council Children Services to provide residential care to vulnerable children.

The external appearance and boundary treatment of the property will not be changed. The following non-material changes proposed to the property which do not require planning approval:

- Internal alterations to remove partition walls.

2.4 PLANNING CONSIDERATIONS

The property is not located within a conservation area or any designated site of interest. None of the neighbouring properties are listed, there are no Tree Preservation Orders affecting the site, and it does not fall within a flood zone.

Under Section 55(2)(f) of the Town and Country Planning Act 1990, a change in the primary use of land or buildings where both the existing and proposed uses fall within the same use class does not constitute "development." That said, the

purpose of this application is to formally confirm that the proposed change from Use Classes C1 and C3 to Use Class C2 is lawful.

As set out in the ODPM Circular 03/2005 Changes of Use of Buildings and Land, the characteristic of the uses contained in the C2 class that sets them apart from the C1: Hotels and C3: Dwelling houses use classes is, in the case of C1, the provision of personal care and treatment; and, in the case of C3, that the residents and staff do not form a single household.

In this context, the proposal does not give rise to any material change in the character of the lawful C1 and C3 uses. On this basis, it is considered that the proposed C2 use is appropriate and that planning permission should therefore be granted.

2.5 PLANNING HISTORY

Planning Permission: Application Ref. 4/07/2397/0, Approved, August 2007, for the Change of Use to allow for use as bed and breakfast.

Application Ref. 4/10/2356/0F1, Approved, September 2010, for the Removal of existing outbuildings and erecting of extension to the main house to create new dwelling.

Application Ref. 4/11/2260/0F1, Approved, July 2011, amending the scheme approved for the Removal of existing outbuildings and erecting of extension to the main house to create new dwelling.

3

ACCOMPANYING INFORMATION

Drawings

- 24019-SLT Site Location Plan
- 24019-12C Existing Site Plan
- 24019-13B Proposed Site Plan
- 24019-10A Plans As Existing
- 24019-11E Proposed Plans



01228 515144

ap@architectsplus.co.uk

architectsplus.co.uk