

Exeter City Council  
Planning Committee  
07 October 2024

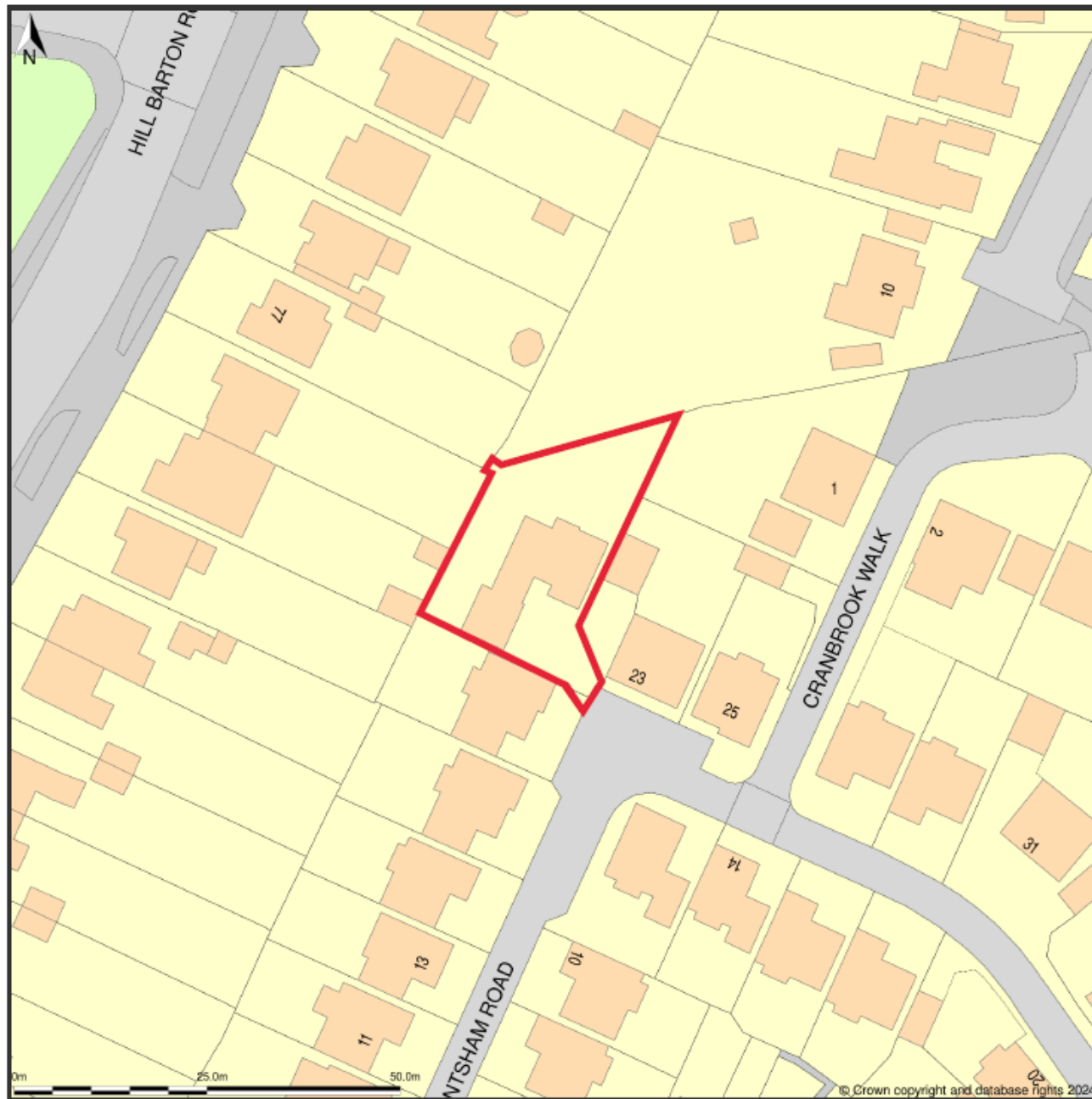
# Application 24/0655/FUL

**Site:** 21 Huntsham Road, Exeter, EX1 3GH

**Applicant:** CRS 360 LTD

**Proposal:** Change of use from residential dwelling (Use Class C3) to a residential children home (Use Class C2)

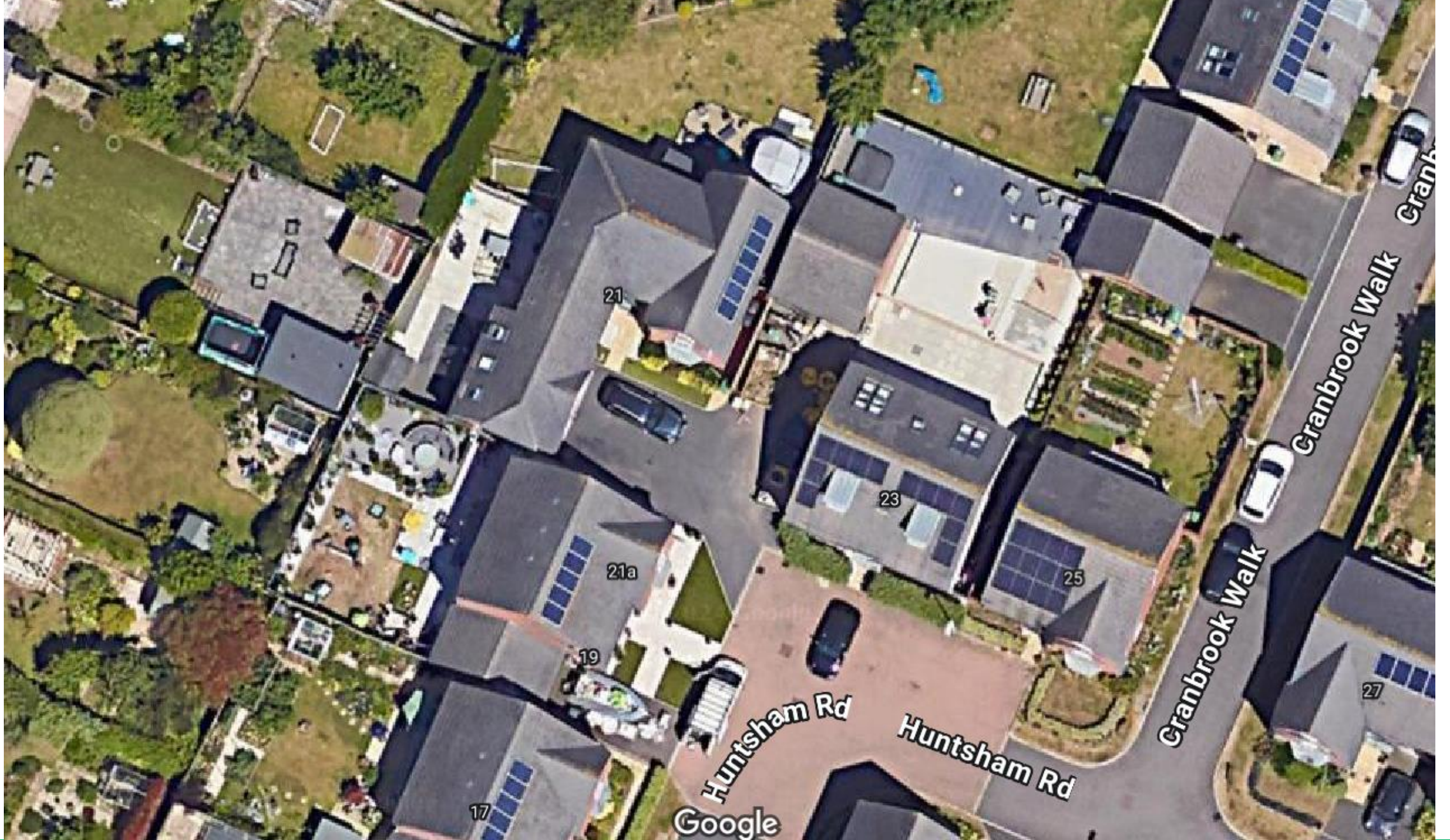
**Case Officer:** Laura Dymond



# SITE LOCATION PLAN



**AERIAL VIEW**



**AERIAL VIEW**



21 Huntsham Road



**Looking south along Huntsham Road**



**21 Huntsham Road from Cranbrook Walk junction**

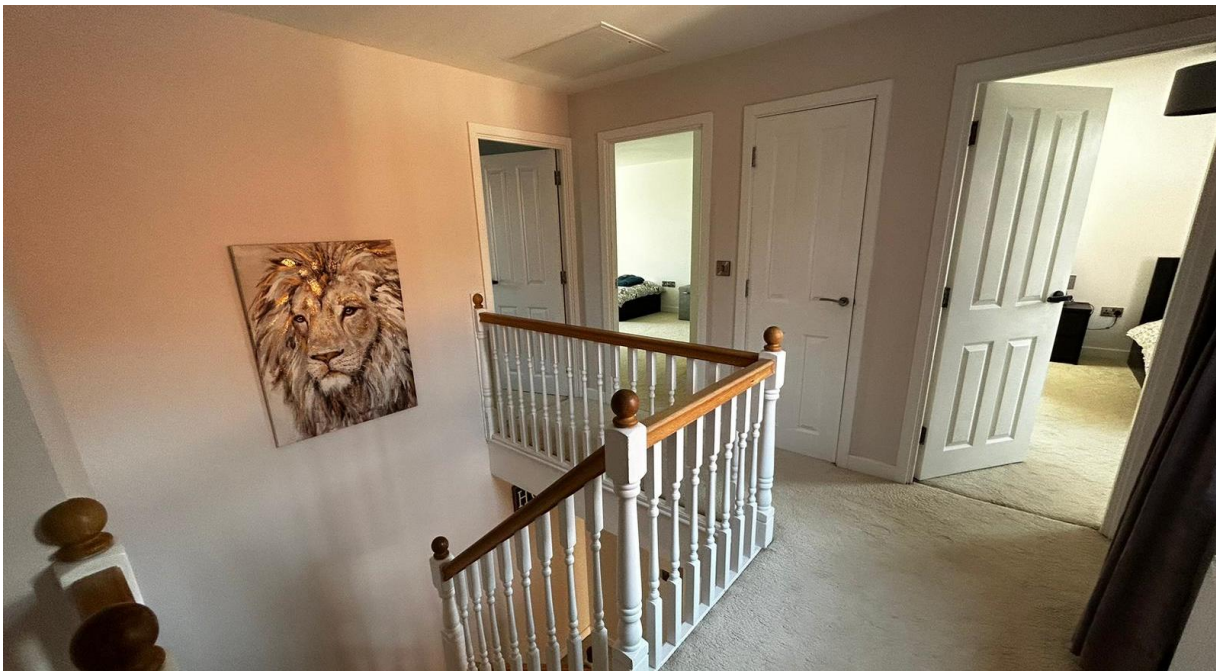




Looking east along Huntsham Road



21 Huntsham, Road - inside



21 Huntsham Road - inside



21 Huntsham Road – inside and garden



**21 Huntsham Road rear garden**



# FLOOR PLANS

- **Change of use** from residential dwelling (Use Class C3) to residential children's home (Use Class C2)
- **Up to three children** aged between 7 and 17
- **Three adults** in the home to support them alongside **a manager**
- **Seven people will be in the house** throughout the day
- **Up to 6 will sleep overnight** (including the children)
  
- **Devon and Cornwall Police** – no objection
- **Devon County Council Highways** – no objection
- **Devon and Cornwall Fire and Rescue Service** – no objection
  
- **56 objections** and a **petition with 153 signatures**, including:
  - Parking and Access
  - Traffic and Movement
  - Neighbourhood Concerns
  - Fire risk

- **Principle of change of use**
  - Specialist housing planning uses, including C2 use, are acceptable in residential areas and are supported by a range of local and national planning policies
- **Access, parking and other highway issues**
  - Highway Officer has no objection: proposal likely to generate similar levels of vehicle movements as existing dwelling.
- **Impact on neighbours' amenity**
  - Given limited number of children and number of staff, space within property, and size of garden, proposed use will not harm neighbours' amenities and would be like family occupation of the property.
  - The planning system does not judge potential behaviour of individual occupants because of their age or background.
  - No objection from the police.



**GRANT** planning permission, subject to conditions including

- no more than three children at any time
- premises shall be used for a children's home within Use Class C2 only
- green travel plan to be provided

**OFFICER RECOMMENDATION**