

PRECEDENT SCHEDULE

97 St Leonards Road, Horsham, RH13 6AP

The decisions below are relied upon as persuasive factual comparators. None is treated as a binding approval for 97 St Leonards Road; the materiality question remains one of fact and degree on this site's specific operation.

1. Primary comparator - 2 Bentley Close, Monk Bretton

Barnsley Metropolitan Borough Council application 2025/0152 concerned a proposed change from Class C3(a) to Class C2 for a children's home for two children. The property was a two-storey semi-detached house. The Council granted the proposed-use Lawful Development Certificate on 6 June 2025, concluding that the change, having regard to its nature and extent as specified in the supporting material, would not be a material change of use.

Official application register: <https://planningexplorer.barnsley.gov.uk/Home/ApplicationDetails?planningApplicationNumber=2025%2F0152>

Officer report and decision notice are available from the official application register above.

2. Planning Inspectorate decisions

Decision	Core facts	Finding	Relevance
81 Penny Lane APP/H4315/X/22/3294620 13 Dec 2022	Two children; usually no more than two staff at one time; shift overlap and occasional professional / manager visits.	Daily activity comparable with a family of four; no material change.	Very close on resident number and domestic shift-care model.
3 Sandpiper Lane APP/F1040/X/21/3283867 21 Apr 2022	Two children; about three staff by day and two at night; short professional visits.	Residential character retained; no material change.	Useful on a higher staff presence.
The Lodge APP/E2530/X/24/3354568 28 Apr 2025	Two children; up to four staff at one time; one staff member sleeping overnight.	No significant difference in activity / trips; no material change.	Supports the legal approach; larger detached property with substantial parking.

3. Application to 97 St Leonards Road

- maximum two resident children aged 10-16;
- semi-detached family-sized house;
- ordinary domestic kitchen, living rooms, bedrooms, bathroom and garden use;
- staffing tied to the care of those two residents rather than a public or commercial function;
- Registered Manager based at the home but wider corporate administration elsewhere;
- unrestricted on-street parking confirmed by the applicant;
- no school, clinic, public reception, hostel, training venue or open-access contact centre.

Together, the comparators support the proposition that classification within Class C2 does not itself determine whether development has occurred. The separate question is whether the specifically described use materially changes the character of the dwellinghouse.