



# **PLANNING APPROVAL NOTICE**

TOWN AND COUNTRY PLANNING ACT 1990

## **Approval - Full planning permission**

**Application No:** 25/00897/FUL

**Agents Address:**  
Mr Edward Deacon  
Principle Design  
Pidele House  
Main Road  
Wyre Piddle  
Pershore  
WR10 2JB

**Applicants Address:**  
Mr Mohammed Alyas  
55 Woolhope Road  
Worcester  
Worcestershire  
WR5 2AR

### **Part I – PARTICULARS OF APPLICATION**

**Statutory Start Date:** 10 October 2025

**Location:** 55 Woolhope Road, Worcester, WR5 2AR

**Proposal:** Proposed change of use from residential (use class C3) to residential care home (use class C2) for 2 children aged 8 – 17.

### **Part II - PARTICULARS OF DECISION**

Worcester City Council hereby give notice that in pursuance of the provisions of the Town and Country Planning Act 1990 that **PERMISSION HAS BEEN GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions (if any):-

### **CONDITIONS AND REASONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out and completed in accordance with the

[www.worcester.gov.uk](http://www.worcester.gov.uk)

**Location: The Guildhall, High Street, Worcester WR1 2EY**  
Typetalk: 18001 01905 722233

following approved plans and associated documents and the specifications and recommendations contained therein, except where otherwise stipulated by conditions attached to this permission

Proposed Plans WR.01.25 A

Management Plan

Reason: To ensure compliance with the approved scheme and policy SWDP 21 of the South Worcestershire Development Plan.

3. The residential care home use at 55 Woolhope Road, Worcester shall be carried out and operated at all times in strict accordance with the Management Plan dated 17th September 2025. This shall include, but not be limited to, adherence to the stated staffing arrangements and qualifications, shift handover protocols, property management and maintenance standards, safeguarding measures, and the commitment to maintain the property and its operation in a manner consistent with that of a family dwelling. No variation to the approved Management Plan or its provisions shall take place without the prior grant of planning permission from the Local Planning Authority.

Reason:

To ensure the use is operated in the manner assessed, to safeguard residential amenity and the character of the area, and to provide a safe and stable living environment for residents, in accordance with the South Worcestershire Development Plan Policy SWDP 21

4. The premises shall be used solely as a residential care home for a maximum of two children aged between 8 and 17 years, with care provided on a 24-hour basis by staff working on a shift pattern, and for no other purpose within Use Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: In the interests of residential amenity and to ensure that any intensification of use is subject to further consideration by the Local Planning Authority.

5. At least one member of care staff shall be present on the premises at all times when children are in residence.

Reason: To ensure the safe management of the home in the interests of the children, neighbouring amenity, and community safety.

6. The development hereby approved shall not be occupied until the cycle parking has been provided in accordance with the Streetscapes Design Guide. Thereafter the provision shall be retained for the purpose of cycle parking only at all times.

REASON: To comply with County standards and to encourage active travel modes.

#### **NOTES TO APPLICANT**

1. The applicant is reminded that this planning permission does not override the requirement to obtain and maintain appropriate registration and compliance with Ofsted and any other relevant regulatory bodies in respect of the operation of the premises as a children's home.
2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**Signed:**



Duncan Rudge  
**Head of Planning and Economic Development**  
**Worcester City Council**

**Date: 10 December 2025**

Note: - This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. **In particular this permission is not a Building Regulation Approval. Advice should be sought from the South Worcestershire Building Control on 01684 862223 to ascertain if approval is required under the Building Regulations for the proposed development. Failure to make a Building Regulations application, if required, prior to work commencing on site is an offence under Section 35 of the Building Act 1984 and may result in the authority taking further action.**

## APPROVAL NOTICE

- Note 1.** Listed Building Consent
- Note 2.** Outline Planning Permission  
Approval of Reserved Matters
- Note 3.** Planning Consent
- Note 4.** Consent to Display Advertisements
- Note 5. Approved Plans

**Note 1.** Note: Attention is drawn to Section 8(2)(b) of the Act the effect of which is that demolition may not be undertaken (despite the terms of any consent granted by the Local Planning Authority) until notice of the proposal has been given to the Royal Commission on Historical Monuments, Fortress House, 23 Savile Row, London W1X 1AB and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it. A form of notice is enclosed, if appropriate.

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent for the proposed works, or to grant consent subject to conditions, he may appeal to the relevant Secretary of State in accordance with paragraph 8 of Schedule 11 to the Town and Country Planning Act, 1990 within six months of the date on this decision notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate.) The relevant Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

2. If listed building consent is refused or granted subject to conditions, whether by the Local Planning Authority or by the relevant Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have or would be permitted, he may serve on the district council in which the land is situated a listed building purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

**Note 2.** 1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to condition, he may appeal to the relevant Secretary of State in accordance with Section 78 of the Town and Country Planning Act, 1990 within six months of the date on this decision notice. (Appeals must be made on a form which is obtainable from Customer Support, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0303 444 5000 or email: [enquiries@planning-inspectorate.gsi.gov.uk](mailto:enquiries@planning-inspectorate.gsi.gov.uk). Appeal forms and guidance can also be downloaded from web site <https://acp.planninginspectorate.gov.uk>). The relevant Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise his power unless there are special circumstances which excuse the delay in giving notice of appeal. The relevant Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a) to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions whether by the Local Planning Authority or by the relevant Secretary of State and the owner of the land become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1990.

**Note 3.** 1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the relevant Secretary of State in accordance with section 78 of the Town and Country Planning Act, 1990 within six months of the date on this decision notice. (Appeals must be made on a form which is obtainable from Customer Support, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0303 444 5000 or email: [enquiries@planning-inspectorate.gsi.gov.uk](mailto:enquiries@planning-inspectorate.gsi.gov.uk)). The relevant Secretary of State has power to allow a longer for the giving of a notice of appeal but he will not normally be prepared to exercise his power unless there are special circumstances which excuse the delay in giving notice of appeal. The relevant Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions whether by the Local Planning Authority or by the relevant Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and he claims that the land has become incapable of reasonably beneficial use by carrying out of any development which has been or would be permitted, he may serve on the council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1990.

3. In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the relevant Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act, 1990.

**Note 4.** (a) The regulations provide that every grant of express consent shall be for a fixed period which shall not be longer than 5 years from the date of grant of consent without the approval of the relevant Secretary of State and if no period is specified the consent shall have effect as consent for five years.

(b) It is a condition of this consent that before any advertisement is displayed on land in pursuance of the consent granted, the permission of the owner of that land or other person entitled to grant permission in relation thereto shall be obtained.

(c) A person who displays an advertisement in contravention of the regulation will be liable on summary conviction to a fine of £100 and in the case of a continuing offence to a fine of £50 for each day during which the offence continues after conviction.

(d) Where the Local Planning Authority grant consent subject to conditions, the applicant may by notice given in writing within 8 weeks of the date of receipt of this notice or such longer period as the Secretary of State may allow, appeal to the relevant Secretary of State, in accordance with Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. The relevant Secretary of State is not required to entertain such an appeal if it appears to him having regard to the provisions of the regulations, that consent for the display of advertisements in respect of which application was made could not have been granted by the Local Planning Authority otherwise than subject to the conditions imposed by them.

**Note 5.** Applicants are reminded that they must adhere to the approved plans when carrying out the works authorised by this permission. If it is necessary to make further amendments they are requested to contact the Local Planning Authority prior to commencement of building operations at Worcester City Council, The Guildhall, High Street, Worcester WR1 2EY

# START NOTICE

## IMPORTANT INFORMATION

It is your responsibility to comply with the terms of this decision notice. Please read the decision notice carefully and ensure that you understand the requirements of any conditions and have the relevant approved drawings and/ or documents.

If you do not understand any of these requirements please contact us quoting 25/00897/FUL. We can assist you by providing advice on what you need to do and when. Contact details can be found below.

Failure to comply with the terms of an approval could mean that the work you carry out is unauthorised and at risk of enforcement action. Please ensure that you give yourself sufficient time to meet the requirements of any conditions.

Conditions which require an applicant to submit further details to the Local Authority can take around 12 weeks to determine.

We recommend that you email [planning@worcester.gov.uk](mailto:planning@worcester.gov.uk), quoting 25/00897/FUL along with your contact details and the intended start date for the development. Alternatively complete the following form and return it to Planning Department Worcester City Council, The Guildhall, High Street, Worcester WR1 2EY.

### **Development Details**

**Planning Reference:** 25/00897/FUL

**Proposal:** Proposed change of use from residential (use class C3) to residential care home (use class C2) for 2 children aged 8 – 17.

**Location:** 55 Woolhope Road, Worcester, WR5 2AR

**Intended Start Date:**

### **Contact Details**

**Name:** .....

**Address:** .....

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**Telephone:** ..... **Mobile:** .....

**Email:**.....