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Supporting Statement

Change of Use from Dwelling (Use Class C3a) to a dwelling (Use Class C3b)

Higher Ashworth Farm, Meadow Head Lane, Ashworth Valley, Norden, Rochdale



1.0 Introduction

This statement sets out the design considerations for a proposal to convert an existing residential property from Use Class **C3a**, to a single household where care is provided for residents in Use Class **C3b.**

The statement has been prepared to address the requirements of the The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013. It considers the proposals in relation to the National Planing Policy Framework (NPPF) and local plan policies.

The The Applicant, Trinity Care intends to use the Property to provide permanent residence for children with live-in adult carers.

The children will reside at this property permanently. Whilst the carer may change from time to time, the principle remains that there will be constant and permanent adult supervision/caring provision for the children whose home this will provide.
This application is for a change of Use Class and will not require any operational development or other works to facilitate the proposed use.

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The Applicant intends to register this Property with Ofsted following a recent change in legislation which governs the accommodation for children in care and their full-time supervision. They have other properties within their portfolio and management which have been operated in this manner previously, which are also being converted to Ofsted-registered properties.

2.0 Site Context

The Property is a substantial, likely early Victorian period detached 6-bedroom, 4-reception room house, with dining-kitchen area and large integral garage. It sits in approximately 1 acres of private curtilage, within easy reach of amenities and walks through farmland and wooded valleys. The farmhouse sits on a plateau above the Old House Brook and is surrounded by mature woodland to the south.

The property is approximately 450m from the nearest adopted highway, Edenfield Road and is accessed along Meadowhead Lane with private vehicle or pedestrian access being the most likely mode of access.

3.0 Design

3.1 Amount

The proposals do not require any new construction to facilitate the change of use class.

3.2 Layout

The proposals do not require any changes to the layout of the farmhouse to facilitate the change of use class.

3.3 Scale

The proposals do not require any new construction to facilitate the change of use class, meaning that there are no changes in scale.

3.4 Landscaping

The proposals do not require any landscape interventions to facilitate the change of use class.

3.5 Appearance

No external changes will be required to facilitate the change of use class.

3.6 Accessibility

The existing family home has provision for an ambulant disabled person to inhabit the ground floor, with the whole property being accessible to able bodied persons. There are no changes proposed to the layout under the application for change of use class.

The property has an area of tarmac / hardstanding to the rear, allowing for vehicle parking. Additionally, vehicles can be parked in the double garage in adverse weather. This is the current arrangement and no discernible differences will be observed after the proposed change of use.

4.0 Proposed Use

The proposed change of use class, will enable this property to become the main residence for children who require adult care/ support.

The Property will be the main or sole residence of the children (medium to long term placement). It will operate as a single household with all communal spaces shared. The adult supervisors/carers and children/young persons will eat together, and all will sleep at the Property.

The Property will run like any other home, acknowledging that today's home life is often quite different from that which was the 'standard' and traditional view of a home; 2 adults, 2 children all blood related.

This proposal should be considered akin to a care institution due to several distinct factors. The maximum number of residents will be six, depending on the nature and scale of care needed by the child(ren).

An important feature to consider is also that the adults will be the same adults, so whilst there will a change of adult on occasion, to accommodate working patterns, the children will be looked after by the same adults.

In a 'traditional' home, It is rare that a child has 100% care from one adult. For example, during the average day, a child may be cared for by a grandparent whilst the parent/ guardian goes to work or on an errand, then to nursery for an hour or two, then later that day another parent/guardian might takeover. No one would suggest that these shift patterns result in a use that is not a home, or a dwellinghouse. This is how the proposed use will function within the home setting.

There will be no difference than if grandparents were living there, alongside parents/ guardians. In that situation the children and the grandparents may require care from time to time, but to different degrees. In any event that situation is unlikely to ever be considered a C2 institution.

This proposal might be considered the modern version of a family unit, where adults – whether paid for, related, permanently residing or other – may provide a home and on occasion care, to children (or young adults) also living with them.

8.0 Conclusion

This proposal seeks to provide a permanent medium to long-term residential home for children/young persons. A chance to provide a normal/traditional home environment to those who have not had that previously.

The ability to live in a traditional home, within a residential setting best fits the needs of the children who would benefit form this proposal.

There is no material difference in the way this property will operate from its previous use. It will remain a dwellinghouse. It will retain the appearance of a dwellinghouse. There will be no external alterations to the property that would not be acceptable with the setting of this building. The character of use will remain the same and there will be no greater level of disturbance or amenity impact than could be generated by a C3a use.

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