

12 April 2024

Supporting Information

Proposed Change of use from Dwellinghouse (Class C3(b)) to a Residential Care Home, Use Class C2.

At

22 Bury And Rochdale Old Road, Heywood, BL9 7TZ



1.0 Introduction

We submit this supporting statement for the proposed change of use from Class C3(b) (dwellinghouses with care provision) to Class C2 (residential institutions) for the property located at 22 Bury and Rochdale Old Road. This application seeks to align the use of the property with its intended purpose of providing supported living and care services to vulnerable individuals within the community.

As described below, this property was the subject of a previous award of a prior approval notice (22/0220/PARA56) which confirmed the change of use class from a Children's Day Nursery (use class E) to Dwellinghouse with an element of care C3(b).

2.0 Background

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Supporting Statement: 22 Bury And Rochdale Old Road

The property, originally built as a Victorian house in the 1930s, has undergone modifications over the years, including an extension to accommodate a day nursery on the ground floor and residential quarters on the upper levels. The day nursery ceased operation in 2021, and the property has since remained vacant or underutilised.

In 2022 the PN application sought to make use of the building under use class C3b.

The application set out that the numbers of children receiving care and the staffing numbers, would be identical to that proposed in this application.

3.0 Proposal

3.1 The proposed change of use aims to utilise the property to provide supported living and care services to individuals who are in need. The applicant plans to offer care and support options tailored to the specific needs of individual residents, which may include mother-and-baby households, young adults, or individuals with learning difficulties.

This will include a maximum number of 6 residents receiving care at the property.

3.2 This change aligns with the Class C2 designation, which encompasses residential institutions providing care and support to residents.

4.0 Justification

4.1 Community Benefit: The proposed use of the property for supported living and care services will contribute positively to the local community by providing essential support to vulnerable individuals and ensuring their well-being and integration within the community.

4.2 Minimal Impact: The change of use will have minimal impact on the surrounding area, as the property has historically served residential purposes. The proposed use as a residential institution under Class C2 is compatible with the existing residential character of the neighbourhood.

4.3 Planning History: The property has a history of residential and childcare-related uses, as evidenced by previous planning permissions granted for extensions and alterations. The proposed change of use from Class C3(b) to Class C2 represents a logical evolution of the property's function to better serve the needs of the community.

5.0 Compliance:

5.1 The proposed change of use complies with planning legislation, including the Town and Country Planning (Use Classes) Order 1987, which defines Class C2 as residential institutions providing care and support to residents.

6.0 Conclusion

In conclusion, the proposed change of use from Class C3(b) to Class C2 for the property aligns with its historical use and represents a beneficial adaptation to meet the evolving needs of the community. We respectfully request the Council's approval for this change of use, which will facilitate the provision of essential care and support services to vulnerable individuals within the local area.

Prepared by

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