



October 2024

Planning / Design Access Statement

Change of Use from C3 Dwelling to C2 Residential Institution for Proposed Children Care Home, for up to 2 children or young people with up to a minimum of 2 full time carers, [1 sleeping overnight] and living together as a Single Household.

At 6 Kensington Close, Milnrow, Rochdale OL16 3HJ.

For Bellbrooke Care Ltd

This should be read in conjunction with the existing and proposed drawing scheme provided with the Application.

1.0 Design

- 1.01 Introduction
- 1.02 Use
- 1.03 Amount
- 1.04 Layout
- 1.05 Scale
- 1.06 Landscape
- 1.07 Appearance

2.0 Access

- 2.01 Vehicular and transport links
- 2.02 Inclusive access

3.0 Conclusion

Planning / Design & Access Statement

1.0 Design

1.01 Introduction / Brief / Design

The following Planning / Design and Access Statement accompanies a Change of Use Planning Application, via the Planning Portal to Rochdale Borough Council.

The proposals are to use the existing house [which falls within the C3 Residential Use Class Order] at 6 Kensington Close, Milnrow, OL16 3HJ as a residential children's home [which falls within the C2 use class order].

As both these uses are within the same use class [C3 dwelling houses], then planning permission is not required.

The intention is to create a residential children's home to 2 cared for children or young people, with up to a minimum of 2 full time residential carers, [1 sleeping overnight], and living as a single household, within the existing 4 bedroomed family house/dwelling.

The children will be placed with Bellbrooke Care Ltd under the care of their local authority, and they will ensure that the children will have an opportunity to live as a single household that will be fully registered and compliant with the necessary quality care standards set out by the Government in legislation and health and safety regulations.

The ethos at Bellbrooke Care Ltd is to provide the highest level of care to the children within the environment of a single 'typical' household; whilst giving them the best opportunities to have positive outcomes in their development. They do this by having a fully experienced Care Team including access to a psychologist, organising/working with the necessary external agencies catered to suit the individual requirements of each child.

This will involve 24 hour a day care based at home to provide the 'normality' of a single household, by having structured plans that will give security to the children, the home and the local community. The intention is to register the home for children with emotional and behavioural difficulties (EBD) social, emotional and mental health needs. Placements will be planned and those children who require medium to long-term placements will be accommodated. Bellbrooke Care Ltd will be operating accordance to the requirements and ethos of the Quality Standards 2015 and Children's Home Regulations 2015 (Care and Standards Act 2000).

This Planning/Design and Access statement has taken into account the DCLG Circular 01/2006 and has been written in reference to the Guidelines set out in the CABE document 'Design and access Statements' (how to write, read and use them).

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1. The Site

The site of the house is situated at **6 Kensington Close, Milnrow, Rochdale OL16 3HJ**. It is a quiet residential area, and the house is towards the end of Kensington Close in a cul-de-sac. It is a semi-detached dormer bungalow and commands an external site area of 226m², edged red on the extract from the OS Plan below [not to scale].

There is within curtilage / off road parking facility, in the form of paved driveway/garden for 2 cars. The house also has a kerb line/on street parking comfortably for 2 cars. The site is within easy walking distance to local parks, shops, primary and secondary schools. It is situated within a quiet residential area and many other useful community amenities nearby.

The house will remain typically as a single-family residence in terms of size and number of occupant's, vehicles and waste bins etc.



Planning / Design & Access Statement



Planning

The address has the following planning history: Rochdale Council Local Authority

Planning Ref: 89/D23782

Description: Front And Rear Dormer Extension to Dwelling house. Decision: Granted subject to conditions, 17/08/1989.

There is no other planning history associated with the property.

Planning / Design & Access Statement

Planning – Application Summary

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89/D23782 | Front And Rear Dormer Extension To Dwellinghouse | 6 Kensington Close Milnrow

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[Summary](#) [Further Information](#) [Important Dates](#)

Reference	89/D23782
Application Validated	Tue 20 Jun 1989
Address	6 Kensington Close Milnrow
Proposal	Front And Rear Dormer Extension To Dwellinghouse
Status	Unknown
Decision	Grant Permission subject to condition
Decision Issued Date	Thu 17 Aug 1989
Appeal Status	Unknown
Appeal Decision	Not Available

There are 0 cases associated with this application.

There are 0 properties associated with this application.

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Planning Policy

Typical Policy for Local Environment will state that the Council will protect and improve environmental quality and amenity by ensuring development is not located in areas where it could be adversely affected by neighbouring land uses and does not have an unacceptable impact on the environment.

Furthermore, a development should not cause significant harm to the amenity of the occupants, and future occupants of the development, and should not have a significant, adverse impact on the visual amenity of the surrounding area, including landscape and townscape.

We feel, the proposed change of use [within the same Use Class] is an ideal and appropriate use in this location and will not result in an adverse impact on the visual quality and amenity of the Local Environment. We feel that it will have a positive impact on the Local Environment by creating a much-needed resource for the most vulnerable cared for children within our community.

The house will remain as a single household residence, and Town and Country Planning (Use Classes) order 1987 (England) (as amended), we feel it will fall within the same C3 Dwellinghouses Use Class, albeit a Change from C3(a) to C2.

C3(a) states ‘a single person or family [forming a single household]. C3(b) states ‘up to six people living together as a single household and receiving care’. This falls within the same use class C3.

Planning / Design & Access Statement

There will be a maximum of 2 children, living with a minimum of 2 trained specialist care workers with 1 sleeping overnight, and living together as a single household. The carers will typically work 8-hour shifts, and seamlessly transfer to ensure continuity and physical and emotional security for the children. The applicant has extensive relevant knowledge and experience within the Children's social and cared for sector within the Greater Manchester area.

Due to the above and the other elements highlighted in this Design and Access / Planning statement, we feel that our proposal should be granted.

Rochdale's Unitary development plan (UDP) is used for referencing for the following items. The UDP is a guide for the future development or protection of land in the Borough. The UDP promotes the provision of a variety of house types and accommodation to meet the needs of residents, including the provision of Special Needs Housing.

Relevant policies within the UDP such as the **Core Strategy** support the development of care facilities, including Children's Homes. The Core Strategy (2016) provides the most up to date policies for the provision of housing, including housing for people with special needs. Policies such as C1 [Delivering the Right Amount of Housing and C3 [Providing Affordable Housing] maintain the commitment to ensuring that the housing supply meets the needs of vulnerable groups, including those requiring special accommodations. The policies aim to ensure that any development, including children's homes, meets community needs, provides suitable living conditions, and integrates well into the existing neighbourhoods.

Other Material Considerations

In this case the following material considerations are relevant.

NATIONAL PLANNING POLICY & GUIDANCE

The National Planning Policy Framework (NPPF) was revised in July 2018 and sets out the Government's planning policies for England and how they should be applied.

STATUS 6.5 Paragraph 1 of the Framework states that: "The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied."

Paragraph 8 of the NPPF defines 'sustainable development' and states it has: "three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so opportunities can be taken to secure net gains across each of the different objectives): • An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; • A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present 12 and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and supports

Planning / Design & Access Statement

communities' health, social and cultural well-being; and • An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources and prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.

Paragraph 127 states that planning policies and decisions should ensure that developments: • will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; • are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; • are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); • establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; • optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and • create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Taking into account the planning policy and guidance at a national level and the other material considerations, the proposals would comprise high quality, sustainable development and should be approved without delay.

THE PLANNING BALANCE 7.6 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that: “where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.

This is a scheme that has clearly been shown to be compliant with the provisions of the Development Plan and those material considerations identified also support the proposed development.

Planning need

There is a vital need in the community [and throughout the country] for this type of use/ accommodation for children/ young people. The pandemic has placed additional pressure on the social care sector and the increased number of children who have been placed in local authority care are in need of safe, family-centred, nurturing homes based in safe neighbourhoods.

Ofsted will require a locality risk assessment before approving the property as a children's home. Planning is therefore not the only form of regulation which controls the suitability of the location. A basic principle in assessing a planning application is whether there is other legislation which is more appropriate to regulate the proposed development. In the case of children's care homes, the relevant powers are set out in:

Planning / Design & Access Statement

- Care Standards Act 2000
- The Care Standards Act 2000 (Registration)(England) Regulations 2010
- The Children's Homes (England) Regulations 2015
- Children's Homes and Looked after Children (Miscellaneous Amendments) (England) Regulations 2013

Local company

The children's home will be operated by a local company, who will provide employment to local people, to the equivalent of 8 [usually local], helping to contribute to the local economy. They will also rely on the support of external agencies to monitor and ensure that the home is functioning in line with regulations, guidance and legislation in meeting the needs of the children, staff and that of the local community.

Neighbourhood

At Bellbrooke Care Ltd we are committed to transforming the lives of cared for children aged 7 – 18 who are facing the profound challenges of childhood trauma. Our principles are anchored on providing a compassionate and nurturing environment, with an unwavering dedication to make a difference to every young person we care for.

We are a trauma informed service offering a safe, stable and secure home where every child can embark on a journey of healing and growth. Through our personalised, holistic, and child-centred support packages, we strive to understand the unique experiences of each child. We believe in the transformative power of kindness, understanding, and therapeutic care, devoted to helping every child flourish and restore hope. Together, we are shaping positive outcomes for children and building bright futures.

The home will be treated as a family household, and their staff will have the required qualifications and a wealth of experience to manage cared for children who have emotional and behavioural difficulties.

To occupy the children there will be structured after school groups and sports clubs for the children, that they will be encouraged to be involved in, should they wish to go out.

The home will provide in-house entertainment and education media in the form of the computers, gaming consoles, board games, books, magazine and newspapers etc for the children to use. Each child will sign a 'Behaviour and House Rules Contract', which reinforces expected standards of behaviour and boundaries with strict consequences should they not adhere to these. Within the home there will also be a dedicated Activities and Games room to keep the children entertained.

In relation to the local and wider community, the applicant consulted with the Greater Manchester Police on 24 August 2024, under reference 01/FOI/24/012983/B, to understand and obtain crime statistics around the application property. The statistics did not highlight significant or heightened risks compared to other areas in the Borough.

Planning / Design & Access Statement

Other Material consideration

1.02 Use

See above planning information above

1.03 Amount

The existing 4 bedroom will reduce to 2 bedrooms. The remaining 2 bedrooms, 1 of which will be a dedicated sleeping staff bedroom with access to a dedicated staff bathroom and 1 of which will be a staff office. The property is split over 2 floors, it will have protected fire escape routes via protected walls, ceilings / floors and suitable fire doors. There will also be a suitable fire detection system, appropriate for this type of use. All this will need to meet the legislation for children's homes and national health and safety regulations. The proposal minimises the disruption to the property and neighbours alike. There are no works proposed to the existing external building.

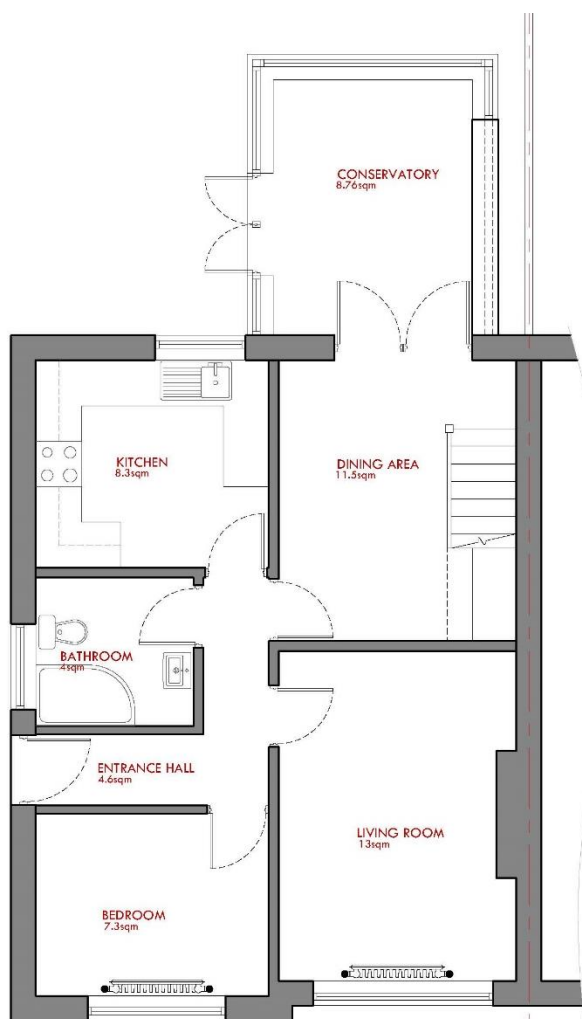
All external doors and windows will be PAS 24 Certified, which means that they will provide enhanced security performance intended to offer a level of security suitable for dwellings exposed to comparable risk as required by Secured By Design regulations.

Planning / Design & Access Statement

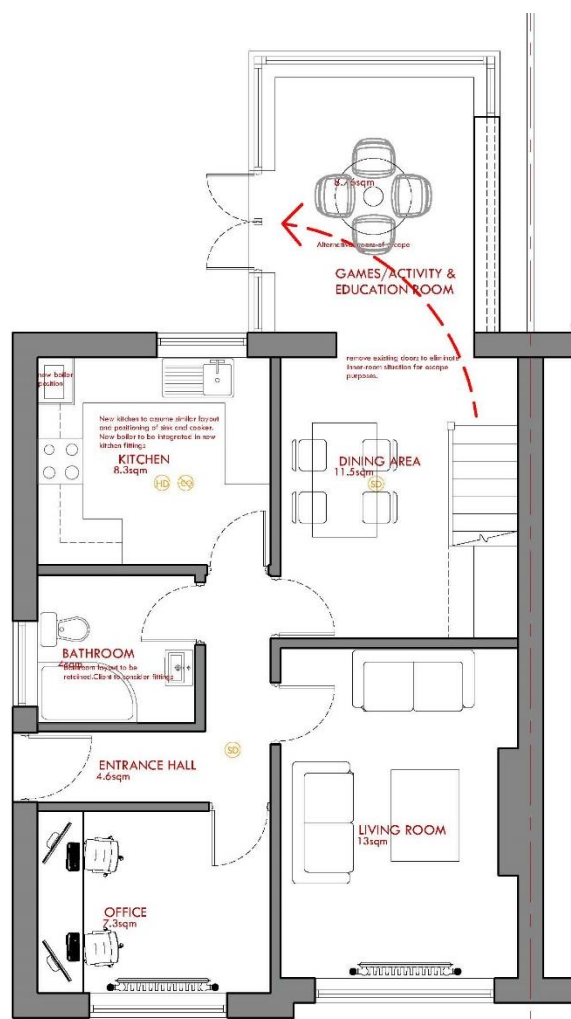
1.04 Layout

The internal layouts will largely remain the same as the existing [see drawings].

Ground floor: The ground floor comprises a staff office [formally a bedroom]. Through the hallway there is a living room and a well-equipped kitchen leading on to a dining zone. The dining zone opens into an educational/activity room [formally the conservatory]. Staff have a separate WC to the children. The house has a good-sized well-kept garden space for the children to play in.



EXISTING GROUND FLOOR PLAN

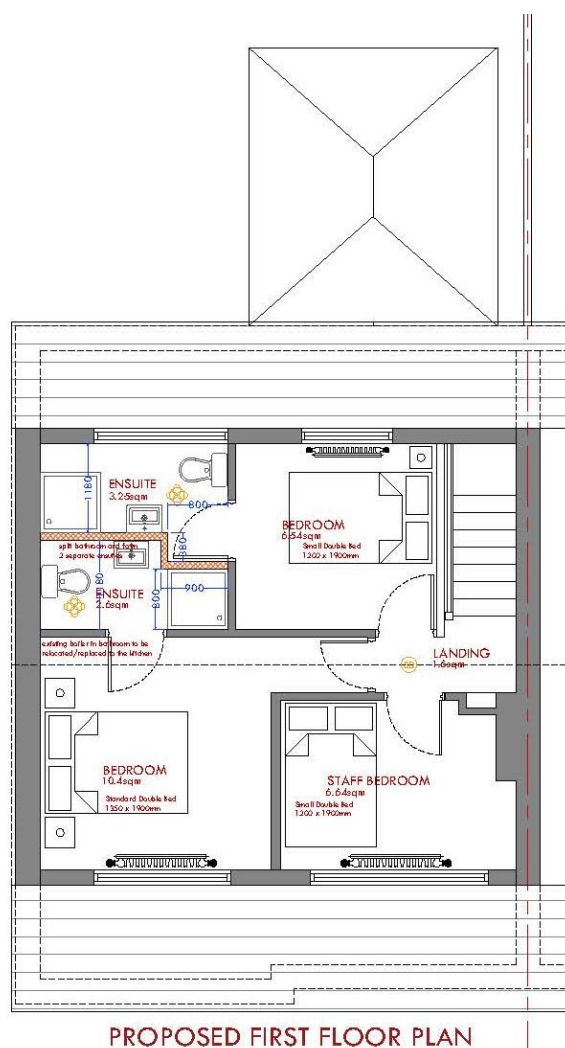
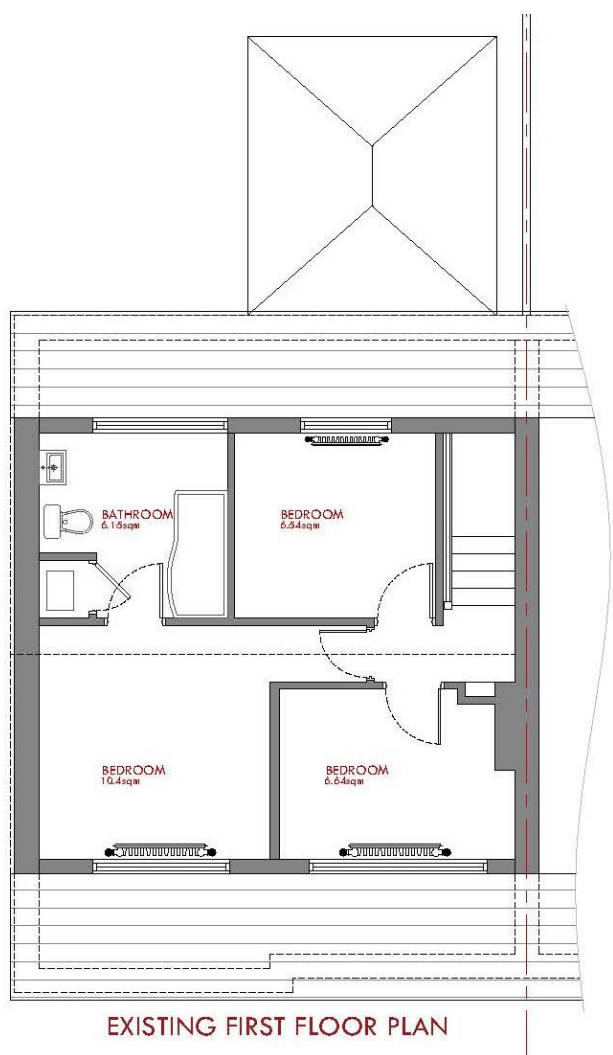


PROPOSED GROUND FLOOR PLAN

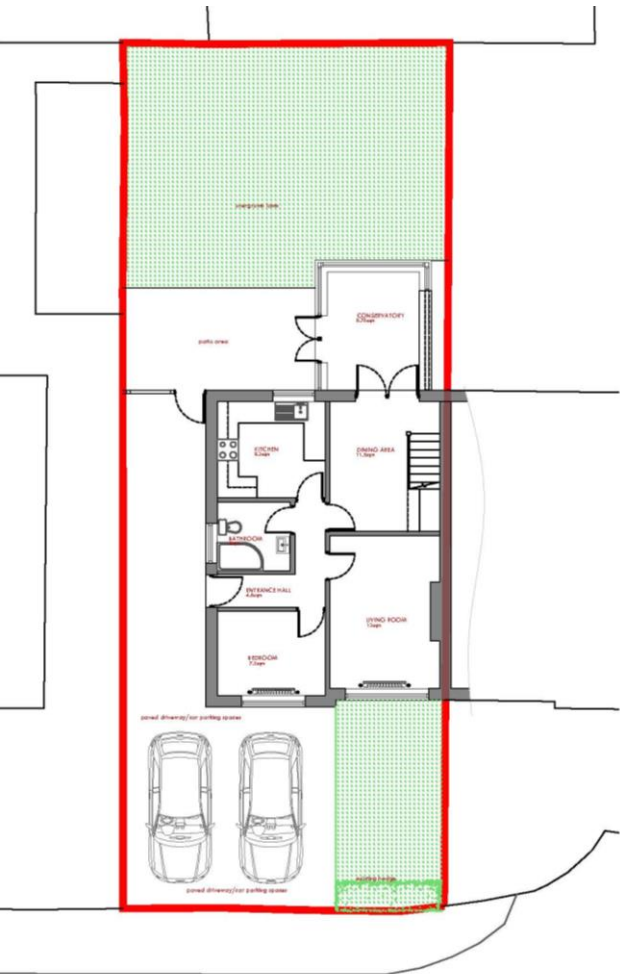
Planning / Design & Access Statement

First floor: proposals will include splitting the large WC into two reasonably sized en-suites which will serve two bedrooms for the children. This will allow each child to have their own dedicated en-suites with access from within their own bedrooms. The third bedroom located directly above the staircase will be a staff bedroom.

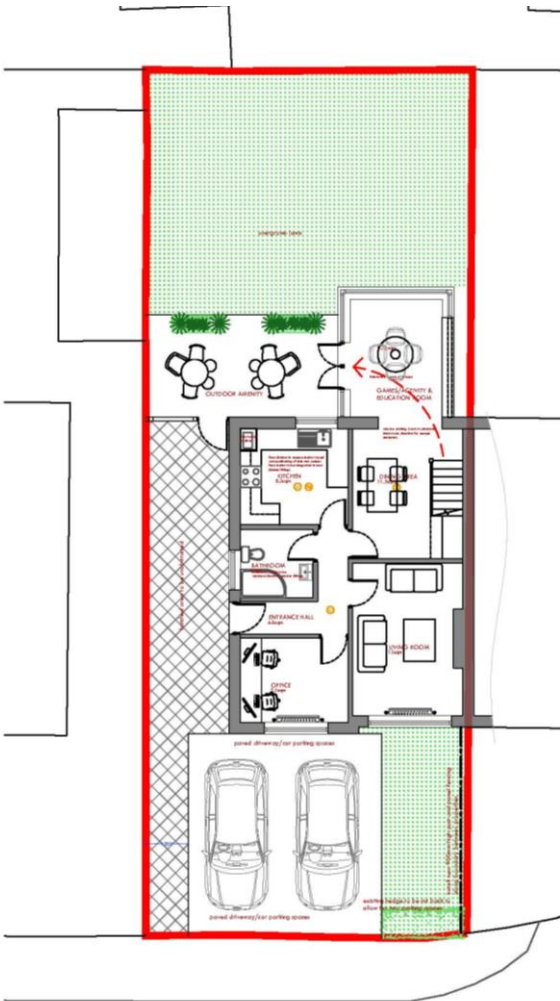
Generally, the house's services will be certified in terms of Gas and Electrical Safety testing, Emergency Lighting and Fire Detection installed. Also, the house will be upgraded to have Fire Doors and door closers to all habitable rooms for safety. Bellbrooke Care Ltd will have Fire Evacuation Plans set up for their staff to follow.



Planning / Design & Access Statement



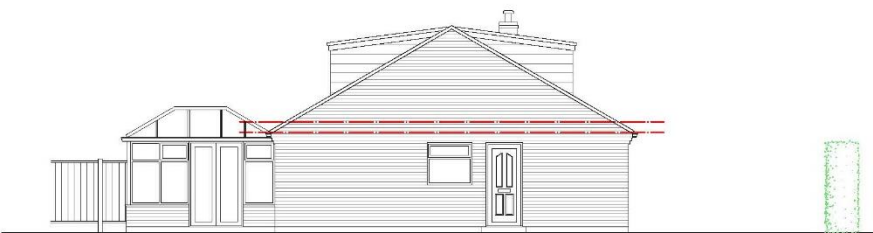
EXISTING SITE LAYOUT PLAN



PROPOSED SITE LAYOUT PLAN



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

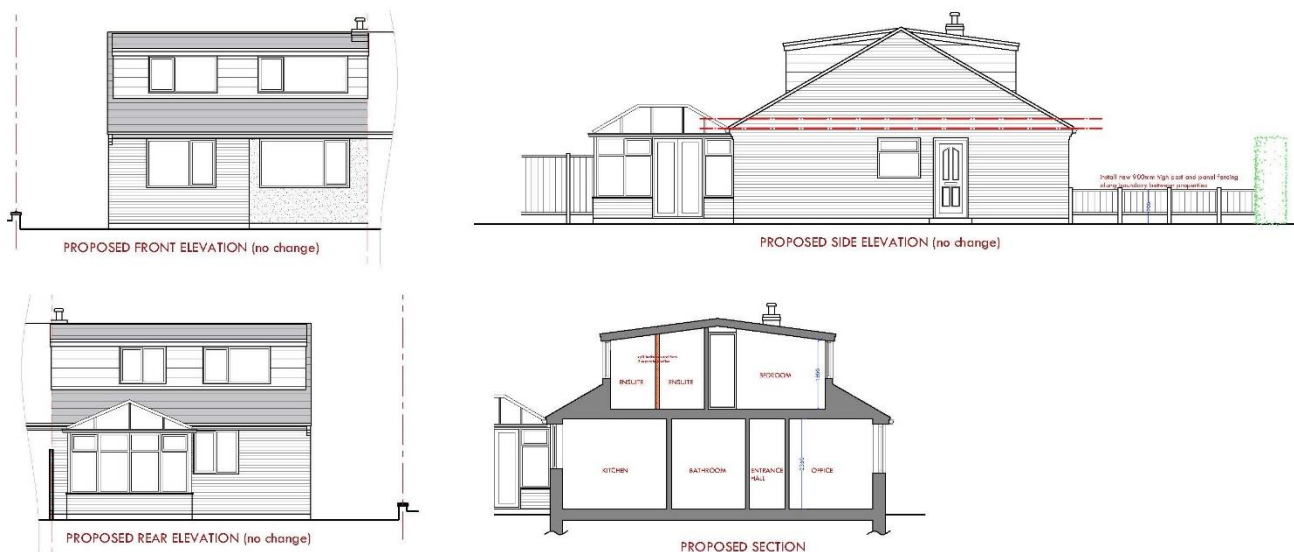


EXISTING REAR ELEVATION



EXISTING SECTION

Planning / Design & Access Statement



1.05 Scale

Externally: See 'The Site' description above.

Internally: The large en-suite on the first floor will be divided and create two independent en-suites for the children's bedrooms. There are no other material alterations. Therefore, the house will remain as a 'typical' residence / single household.

1.06 LANDSCAPING

Front Garden

The existing drive is finished with block pavers and a lawn section with mature hedging fronting the access road. The existing drive can comfortably accommodate two cars. It is proposed that the two parking spaces be maintained by cutting back the existing mature hedging to allow a safe pedestrian exit route in case of an emergency.

Rear Garden

The existing garden is reasonably sized with a patio and lawn area for residential amenities. It is proposed that these will be maintained and made good where necessary. The low rear post and panel fencing will be replaced with the same post and panel fencing but higher to provide an appropriate level of screening and privacy.

1.08 Appearance

Externally

The house is predominant residential (domestic) and set within a residential area towards the end of a cul-de-sac. As a 2-storey dormer bungalow, it fits well within the existing architectural typology of the area. Similar to other properties in the area, it has a drive at the front and a rear garden composed of a lawned and a patio area. It is proposed to retain the existing features and make good where necessary.

External doors and windows are all uPVC-framed, brown-coloured with double glazing. It is proposed that these will be retained and/or replaced where necessary with similar doors and windows.

Change of Use from C3 to C2 Use: 6 Kensington Close, Milnrow, Rochdale, OL16 3HJ

Planning / Design & Access Statement

Generally, there are no works proposed to the existing external appearance.

Photo 1: showing front of the property



Photo 2: showing rear of the house and access to the rear garden



Change of Use from C3 to C2 Use: 6 Kensington Close, Milnrow, Rochdale, OL16 3HJ

Planning / Design & Access Statement

Photo 3: showing rear garden and back gate



Photo 4: showing side gable and main entrance



Planning / Design & Access Statement

2.0 Access Statement

The external access to the house is relatively level with a paved drive towards the entrance of the front door, located to the right side of the house.

Should there be a need for wheelchair access/assisted access for any residents, staff or visitors, this will be in line with Company's Management Access Plan [perhaps clear signage and an accessible bell and/or audio entry system], that ALL staff are to be made aware of, and should be adhered to. This would notify staff to assist someone as necessary or create a fit for purpose temporary or permanent ramp. The back gate entrance would also allow wheelchair access through the conservatory directly into the property.

The existing drop kerb crossing point Kensington Close will allow good vehicular access to the side car parking area.

6 Kensington Close, Milnrow (OL16 3HJ), is located in the Greater Manchester area, specifically in the Rochdale borough. Milnrow is a suburban town with good transport links and access to a range of amenities. Milnrow benefits from strong public transport connections, including the Metrolink tram, bus services, and nearby motorway access:

Milnrow Metrolink Station is the nearest tram stop, approximately a 10-minute walk (0.5 miles) from Kensington Close. The Metrolink line connects to Rochdale, Oldham and Manchester City Centre and runs frequently serving as an option for commuting to larger city amenities.

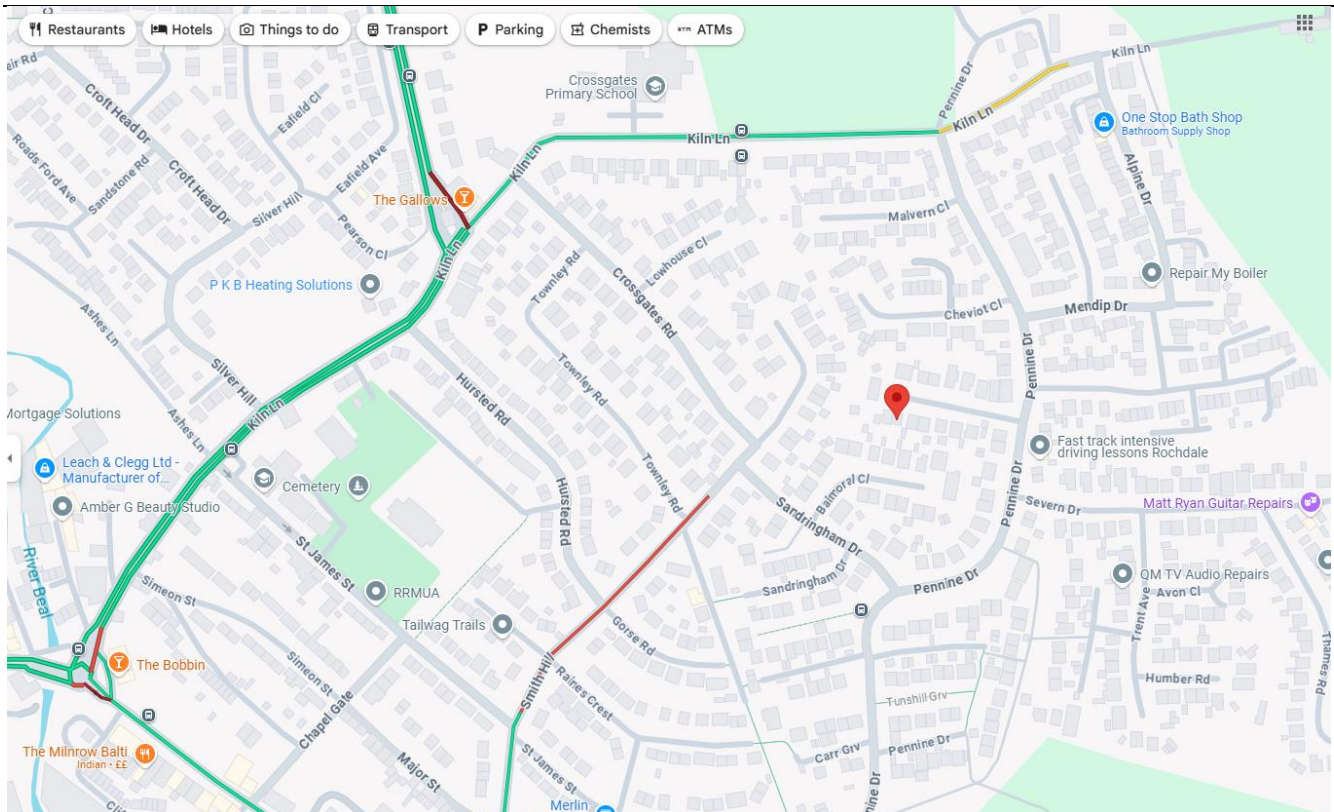
Local bus services run through Milnrow and the surrounding areas, offering connections to Rochdale, Oldham, and other nearby districts. Buses such as the 408 and 451 routes service Milnrow and provide options for more localized transport.

M62 Motorway: Milnrow has excellent road connectivity with Junction 21 of the M62. While Milnrow itself does not have a train station, Rochdale Railway Station is around a 10-minute drive away.

Local Amenities Nearby include Milnrow Village Centre (about 10-15 minutes' walk). This includes local convenience stores such as Co-op, pharmacies, newsagents, and small independent retailers. Rochdale Town Centre: A 10-minute drive or tram ride brings access to larger retail outlets like Rochdale Exchange Shopping Centre and various supermarkets.

There are several GP practices and clinics within Milnrow, such as the Milnrow Health Centre (0.5 miles away) which is the closest to the property. Rochdale Infirmary (around a 10-minute drive) provides more comprehensive medical care, including A&E and specialist services.

Planning / Design & Access Statement



3.0 Conclusion

It is maintained that there is little difference in planning terms between the proposed use and the current use as a C3a dwelling. The carers, working on a rota basis, would effectively live at the dwelling house to provide 24-hour care, as a single household. Facilities such as the kitchen and living rooms would be shared and the living mode would be communal. The comings and goings associated with the use would not be materially different from a typical residential household.

The proposed use is to provide a stable home environment for the occupants as their main and sole residence and that the length of stay is generally medium to long-term.

Following *Gravesham BC v Secretary of State for the Environment* [1982], the court accepted that the distinctive characteristic of a dwelling house was its ability to afford to those who used it the facilities required for day-day private domestic existence. It did not lose that characteristic if it was occupied for only part of the year, or at infrequent intervals, or by a series of different persons or if it was under commercial management.

Comings and goings would be no greater than occur at present, hence there would be no undue disturbance to any neighbours. The local authority is therefore respectfully requested to support the application to allow this much needed facility to be established.