



CAROLINE TAMWORTH PLANNING

Planning and Development

PLANNING APPLICATION

**PROPOSED CHANGE OF USE OF DWELLING (PLANNING USE CLASS C3) TO
CHILDREN'S HOME FOR A MAXIMUM OF 4 CHILDREN WITH CARER
ACCOMMODATION
(PLANNING USE CLASS C2)**

316 MANCHESTER NEW ROAD, MIDDLETON, M24 1JR

PLANNING STATEMENT

Prepared

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1.0 The Site

1.1 The application relates to a semi-detached two storey red brick and render dwelling on Manchester New Road within an established residential area to the north east of Blackley. The dwelling has a gated driveway surfaced with stone setts to the front and a landscaped garden to the rear.



The application site

1.2 The dwelling provides living accommodation over three floors comprising six bedrooms, three reception rooms, kitchen and two bathrooms.

1.3 A site location plan is provided.

2.0 The Proposal

2.1 The application seeks planning permission for the change of use of the dwelling to planning use class C2 to allow its use as children's home. The home will accommodate a maximum of four children and provide living and sleep-in carer accommodation. No external changes are proposed.

2.2 The home will be staffed on a rota system rather than carers living at the home permanently and as such falls within Planning Use Class C2.

3.0 Planning Policy Context

3.1 The site is located within the Defined Urban Area on the Proposals Map read in conjunction with Rochdale Council's Local Plan.

3.2 The following Core Strategy (CS) policies are relevant to the proposal:

- Core Strategy Policy E2 - Increasing jobs and prosperity
- Core Strategy Policy C1 - Delivering the right amount of housing in the right places
- Core Strategy Policy C3 - Delivering the right type of housing
- Core Strategy Policy P3 - Improving design of new development
- Core Strategy Policy T2 - Improving accessibility
- Core Strategy Policy DM1 - General development requirements

3.3 CS Policy E2 – Increasing jobs and prosperity seeks to ensure that there is a sufficient supply of good quality land and buildings to accommodate employment uses in accessible locations. New employment generating uses will be supported as long as they comply with other relevant policies of the Local Plan.

3.4 CS Policy C1 – Delivering the right amount of housing in the right places and CS Policy C3 – Delivering the right type of housing emphasise the drive to boost the supply of the right size, type and tenure of homes to cater for the needs of different communities. Advice within the NPPF seeks the promotion of healthy and safe communities which are easily accessible by sustainable transport. Policy C3 states that the Council will:

“Support the provision of housing on appropriate sites to meet the needs of specific groups including older people and other vulnerable groups.”

3.5 CS Policy P3 - Improving Design of New Development seeks high quality design in all new developments.

3.6 CS Policy T2 – Improving accessibility seeks to reduce the need to travel and encourage and support modes of transport other than the car by ensuring that new development is located where there is good access to public transport and where walking and cycling are feasible options.

3.7 CS Policy DM1 – General development requirements sets out general criteria that all new development proposals must satisfy to ensure sustainable, high-quality, well-managed growth across the borough.

3.8 The following Places for Everyone Joint Development Plan (PfE) policies have been considered:

- Policy JP-S1 - Sustainable Development
- Policy JP-H3 - Type, Size & Design of New Housing
- Policy JP-H4 - Density of New Housing

3.9 PfE policy JP-S1 seeks:

“To help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.”

3.10 PfE policies JP-H3 and JP-H4 seek to provide a range of dwelling types and sizes, including specialist housing, that are accessible and of a high quality design. The efficient use of land is key with priority given to previously developed sites.

3.11 National advice contained within the National Planning Policy Framework (NPPF) is also relevant.

4.0 Justification

4.1 The established use of the site is that of private residential (Planning Use Class C3).

4.2 The proposed use as a children’s home falls within planning use Class C2 – residential institutions. However, it operates in much the same way as a use falling within Class C3(b) which, according to the Town and Country Planning (Use Classes) Order, as amended, relates to use as a dwelling house by not more than six residents living together as a single household (including a household where care is provided by residents).

4.3 However, in order to comply with the definition of a single household and meet the requirements of use class C3(b) the carers must live within the home permanently and not have another permanent residence. As such, planning permission for the use proposed here is required.

4.4 The home will provide care for up to 4 children on a rota basis. The rota system works well to provide quality 24 hour care for the children placed at the home.

4.5 The emphasis is on continuity of care for the children with a small, familiar staffing team to create a secure substitute family environment. High-quality residential care is provided for children who cannot live within their own family and require a period of support and intervention to enable them to feel safe and achieve stability in their lives. The provider will work in partnership with the local authority to provide bespoke support to the children placed there and will strive to provide a substitute family environment or a “home away from home”

where they can be cared for and given support to transition safely and healthily back into their own families, an alternative family setting or supported accommodation.

4.6 There is an identified need for this type of accommodation within the area.

4.7 Whilst the staff will not be living at the home on a permanent basis, there will be little actual difference between the proposed use and a private residential household where adults work shifts, extended family take part in the care of the children or that of a use class C3(b) use. The comings and goings associated with the use will not therefore be materially different from a typical residential household within a dwelling of this size which could reasonably be expected to accommodate four children.

4.8 Core Strategy policies C1 and C3 support the provision of housing to meet the needs of specific groups, including vulnerable groups, and NPPF paragraph 98 seeks to ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

4.9 The proposal relates to an existing dwelling within an established residential area and a use that is compatible with surrounding land uses.

4.10 Core Strategy Policy DM1 seeks to protect the amenity of residents or users by safeguarding from visual intrusion, overbearing impact, overshadowing or loss of privacy. Impacts resulting from noise, air, dust, light and odour pollution are also considered.

4.11 As detailed above, there will be little physical difference between the use of the dwelling for private residential use and its use as a children's care home. No external works are proposed and as such it is not considered that the proposed change of use will result in any harm to the visual amenity of the application site and surrounding area. There is ample, secure amenity space for play within the existing garden area to the rear.

4.12 With regard to amenity in terms of privacy and potential noise and disturbance brought about by activities associated with the use of the site for a children's home, the proposed use as a care home for 4 children is unlikely to have a materially greater impact on the living conditions of the occupants of the neighbouring dwellings when compared to the established C3 use.

4.13 The site is located on a main road and with off-street parking to the front. Two members of caring staff will be present at the home at all times and sometimes a manager during the daytime. There will also be occasional visits to the home by social workers and other professionals (approximately every four to six weeks). The daily comings and goings of up to four children and 2 members of staff will be little different in nature than a typical C3 dwelling where adults and children come and go from and to work and school, leisure activities and have visitors.

4.14 The main purpose of the use is to provide residential accommodation in a family setting with the caring aspect, although carried out by employed staff, no different in nature to what would be expected at a C3 dwelling. However, the proposed use will provide employment opportunities, in line with Core Strategy policy E2, for those in the caring profession. As such, there should be no adverse impact on the amenity of surrounding neighbours as a result of unacceptable levels of noise or disturbance.

4.15 The private driveway is able to accommodate sufficient parking spaces for the use and vehicle movements will be little different to those expected with a typical C3 dwelling of this size thereby avoiding any adverse impact on the highway.

4.16 In line with Core Strategy T2 the site is accessible by public transport, cycle and on foot with a bus service in operation along Manchester New Road.

Other Matters

4.17 To ensure safety and security, entrance and exit doors will be installed with a buzzer system so that a member of staff is alerted to anyone wishing to enter or leave the property and can check and authorise this.

4.18 The building will be fully compliant with building regulation standards including fire doors, fire alarms to each floor and smoke detectors installed to all bedrooms. Heat detectors will be installed in the kitchen with appropriate fire extinguishers put in place.

5.0 Conclusion

5.1 The proposed change of use of the dwelling will result in very minimal change to the overall function of the site and the levels of activities associated with it. The use is compatible with the established character and appearance of the area, will provide quality living accommodation for the children and staff and will not lead to significant adverse impacts on the amenity of the occupants of nearby properties.

5.2 In view of the above, the proposed change of use of the dwellings to Class C2 is acceptable and it is requested that planning permission be granted.

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