



6 Great Flatt,
Rochdale,
OL12 7AS

Stage 3
Developed Design

P4BA

Design & Access Statement

P4bA

Design & Access Statement

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1.1 / Application Type
Full Planning application for the change of use of a C3 dwelling to a C2 adult's home providing 24-hour care for 3 adults.
1.2 / Location of Proposed Development
6 Great Flatt, Rochdale, OL12 7AS
1.3 / Current Development Description
The site is located within a well-established and predominantly residential area. The subject property is a detached residential dwelling fronting Great Flatt, with a total site area of approximately 259 square meters and a building footprint of around 57 square meters. The property benefits from a front garden and driveway with off-street parking for 3 cars, as well as a spacious rear garden providing private outdoor space.
The site is conveniently located just a 26-minute walk from both Hopwood Hall College and Rochdale Sixth Form.
The surrounding neighbourhood is generally quiet and residential, contributing to a suitable environment for family living. Public transport is also accessible on Ings Lane, Edenfield Road and Rodley Moor Road served by Bee Network bus services.
1.4 / Proposed Development Description
This Design and Access Statement has been produced in support of a planning application for the change of use of the existing residential property to a C2 use class faith based adult's supported living accommodation. The proposed development will provide 24-hour care for 3 adults, delivered by trained staff in a supportive, home-like environment.
1.5 / Statement Preparation Date
July 2025
1.6 / Statement Amendment Dates
N/A
1.7 / Applicant
Saf Khaliq
1.8 / Architecture
P4BA, 15 Memorial Road, Worsley, Manchester, M28 3AQ
2.1 / Previous Relevant Applications
- No previous application
2.2 / Similar Planning Applications
- No similar application

DESIGN

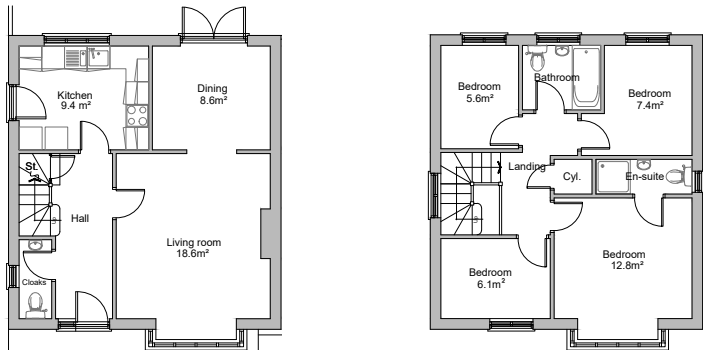
This Design and Access Statement demonstrates that the use, access, amount, layout scale, appearance and landscape of the proposed development are appropriate and in keeping with the context of the area and will enhance the amenity of the site, its surrounds and the local community. The accompanying drawings provide full details of the scheme proposals and should be referred to in conjunction with this Statement. The format of this section follows national planning guidance for Design and Access Statements (DCLG Circular 01/2006 and Article 4 of the Town and Country Planning (Development Management Procedure) (England)(Amendment) Order 2013). It has also been produced within the context of CABE guidance entitled ‘Design and Access Statements: How to write, read and use them’ (2006). For the reasons given above the proposed scheme complies with UDP Policies DES1, DES2, DES7, DES8, EN17 and EN19

3.1 / USE & AMOUNT

The proposed development involves the change of use of an existing detached residential property (Use Class C3) to a faith based supported living home (Use Class C2), providing 24-hour care for 3 adults. The residents will be supported by trained care staff working on a shift basis to ensure consistent supervision and support within a safe, nurturing domestic environment.

This is a low-intensity use, with occupancy limited to 3 adults. There will be at least 1 care staff present at any one time, along with the registered manager, who will work during the day. In addition, 24 hr support will be achieved with a 3rd member of staff on a shift rotation. The home is intended to offer high-quality, stable accommodation for young adults between the ages of 17-30 who could be dealing with either autism, epilepsy, learning disabilities or complex behavioural support needs in a setting that promotes emotional security, routine, and personal growth. We feel this service will offer both new and our existing residents a better quality of service and assist them in their pathway to adulthood from children’s services, We’re registered for residents up to 65 years old which enables young adults to have a home for life. The proposed use remains entirely in keeping with the residential nature of the area, with no physical alterations to the property.

The operation of the home will be comparable to that of a standard single-family dwelling, without generating noticeable increases in traffic, noise, or activity. The aim is to integrate seamlessly into the community while meeting an essential social care need.



Existing Floor Plans (Scale - 1:200)

3.2 / ACCESS

Access to the property will remain via the existing front entrance, which leads directly into a central hallway. This entrance will serve as the main point of access for the residents, care staff, and any visitors. No changes are proposed to the external access arrangements, and the internal layout supports safe and efficient movement throughout the home.

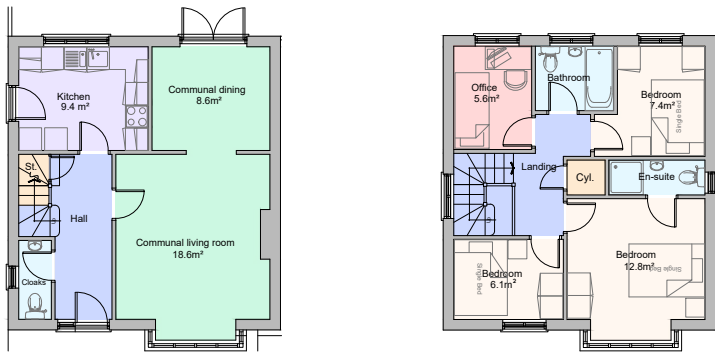
The driveway provides off-street parking for up to 3 vehicles, two comfortably on the existing driveway with the 3rd within the garage. This provision comfortably supports staff working on shifts, with no more than 3 staff present at any one limited time. Given the low occupancy, vehicle movements will remain minimal, and the proposal is not expected to place any strain on the local road network.

Rear access is available via the enclosed garden, which also provides access to waste storage and private amenity space. Waste bins will be stored discreetly to the rear and moved to the kerbside on collection days, in line with standard residential practices.

Public transport between Rochdale and Bury Town Centre has 4 bus services with the 468 via Edenfield Road (A680), via Ings Lane (B6452) is the 967 & 968 and via Roodley Moor Road is the 467. In addition there is also the 880 via Edenfield Road which tranverses Rochdale from Buersil Head to Norden and the 887 between Buersil Head and Catley Lane. A service via Ings Lane is served by the 461 which provides a connection from Norden and Rochdale Town Centre. With the 437 service between Rochdale and Catley Lane via Roodley Moor Road. Certain journeys for residents dependent on level of resident autonomy including appointments and supervised outings will be handled using on-site staff transport.

Education is covered locally with Rochdale Sixth Form and Hopwood Hall Colleges and slightly further afield with Holy Cross and Bury Colleges in Bury. Universities in Salford and Manchester are also accessible via regular train services from Rochdale or University of Bolton via 468 and 471 bus services.

The property's location in a quiet, well-established residential area supports the provision of a calm and secure setting for residents with Autism and complex behavioural support needs. There are no shared access routes or communal facilities, and cycle is not applicable. The access arrangements are therefore safe, discreet, and entirely appropriate for the proposed C2 use.



Proposed Floor Plans (Scale - 1:200)

3.3 / LAYOUT

The proposed layout remains entirely within the existing footprint of the property, with no extensions or structural alterations required. The current internal arrangement is appropriate for use as an adult's support living accommodation with no changes to walls, door widths, or circulation space are necessary, as residents are expected to be physically able-bodied and does not require specialist accessibility features such as hoists or ramps.

Internal fire safety upgrades will include the installation of fire-rated doors and a commercial-grade fire alarm system, ensuring compliance with regulatory standards for registered support care homes. These measures will enhance safety without compromising the domestic character or functionality of the layout.

The home retains a traditional residential format. The ground floor includes a living and dining room, kitchen, WC and access to a private rear garden. The first floor provides bedrooms for 3 adults with 1 en-suite, a staff office/over-night accommodation and a shared bathroom. The living and dining areas serve as shared multi-functional spaces for meals, games, quiet time, and relaxation—encouraging emotional regulation, personal development, and a sense of routine. All primary rooms benefit from natural light and are accessed from a central hallway, maintaining a familiar and homely layout conducive to therapeutic care.

The enclosed rear garden offers a safe, private outdoor area for recreation or quiet time, further supporting the resident's. No external alterations are planned, and the internal design supports a calm, stable, and non-institutional environment, entirely appropriate for their needs.

This low-occupancy arrangement ensures a high quality of accommodation, with space and facilities exceeding the minimum required for C2 residential care use. The use of the existing layout demonstrates an efficient and sensitive reuse of a typical family home, without disrupting the residential character of the street or neighbouring properties.

3.4 / SCALE

The scale of the building will remain unchanged as part of this proposal. No extensions or external structural alterations are planned. The property is a detached residential dwelling, and all rooms will be utilised within the existing layout, with no modification to the building's footprint, height, or overall form. This ensures the home remains in keeping with the character and scale of the surrounding residential area, both in appearance and in massing.

The proposed use as a support care home (C2) with 24-hour care reflects a low-intensity residential use, comparable to that of a typical family home. This approach avoids any sense of overdevelopment or disproportionate impact on the local street scene. The scale, layout, and external form of the building are all preserved, ensuring the development is discreet, contextually appropriate, and visually consistent with neighbouring properties.

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3.5 / APPEARANCE

The external appearance of the building will remain entirely unchanged. No modifications are proposed to the façade, roofline, windows, or external finishes as part of the change of use. The property will continue to present as a typical family home, which is both suitable and desirable for its proposed use as a supported living facility.

Although there will be no changes to the external fabric, internal fire safety upgrades will be undertaken to comply with relevant building and care regulations. These include the installation of fire-rated internal doors and a commercial-grade fire alarm system. These improvements are essential to ensure safeguarding and statutory compliance but will not affect the external appearance or residential character of the building.

Maintaining the existing residential character helps ensure that the property blends naturally with neighbouring dwellings and has no adverse visual impact on the streetscape. The continued use of original materials and architectural features reinforces the domestic appearance, supporting a discreet and familiar environment for young adult. This approach aligns with planning policy objectives to preserve local character while facilitating appropriate and essential care provision within the community.

3.6 / RELEVANT PLANNING POLICIES

This application seeks full planning permission for the change of use of an existing dwelling (Use Class C3) to a faith basd supported care facility with 24-hour care for 3 adults (Use Class C2). As such, it does not fall under permitted development rights and is submitted as a full application under the Town and Country Planning Act 1990.

National Planning Policy Framework (NPPF, 2023)
The following sections of the NPPF are particularly relevant to this proposal:

- Section 2 – Achieving Sustainable Development
- Section 5 – Delivering a Sufficient Supply of Homes
- Section 8 – Promoting Healthy and Safe Communities
- Section 12 – Achieving Well-Designed Places

Rochdale Borough Council Local Plan
The application is also considered against relevant policies within the Rochdale Borough Council Core Strategy, including:

- SD1 – Delivering Sustainable Development
- SO3 – Improving Design, Image and Quality of Place
- SO2(C6) – Improving Health and Wellbeing
- SO3(P3) – Design of New Development
- SO4(G9) – Improving Pollution and Contamination
- DM2 – Delivery Planning Contributions and Infrastructure

These policies collectively support development that meets local social needs, promotes community health and integration, and ensures that new uses are compatible with the existing built environment.

Regulatory Compliance:
In addition to planning policies, the operation of the supported care home will be regulated by Ofsted, the statutory body responsible for inspecting and registering adult's social care services in England. All care provision will be in accordance with the Care Quality Commission(England) and relevant Care Standards, ensuring safeguarding, staffing, and welfare standards are upheld. The care provider will ensure full compliance with all statutory and regulatory frameworks.

3.7 / DRAINAGE

As the property already has the benefit of an existing drainage soil vent pipe, we propose to utilise and connect into the existing drainage system. Due to the simplicity, number and location of the site no drainage strategy is required.

3.8 / AIR QUALITY

As shown on the AQMA (Air Quality Management Area) map, the subject site doesn’t fall within the air quality zone. Due to it not being located within the area on not being a “residential development greater than 10 or more dwellings or development above 0.5 ha (Site Area)” no further investigation with regard to the air quality is required.

3.9 / VISUAL AMENITY

No external alterations are proposed as part of this change of use. The existing building retains its appearance as a typical detached residential dwelling, which is entirely appropriate for the proposed C2 use. All existing windows, doors, and materials will remain unchanged, with the exception of the internal doors, which will be replaced with fire-rated doors to meet regulatory safety standards.

This upgrade will be sympathetic in design and appearance, ensuring the property continues to reflect a standard residential character. The building will blend harmoniously with the surrounding residential street scene, and there will be no impact on the visual amenity of neighbouring properties or the wider area.

3.10 / RESIDENTIAL AMENITY

The proposed use of the property as a 24-hour supported living facility will not alter the building’s scale, massing, or external layout. The use remains residential in character and is comparable in integrity to that of a typical single-family dwelling. With 3 residents and a maximum of two care staff during shift change over or staff meeting, together with a daytime registered manager on-site at any given time, the development is not expected to generate any noticeable increase in noise, activity, or general disturbance.

There will be no impact on neighbouring privacy, daylight, or outlook, and existing separation distances between adjacent properties will be retained. The private rear garden provides suitable outdoor amenity space for residents, supporting recreational and therapeutic use within a secure setting. Internally, all habitable rooms benefit from natural light and appropriate outlook through existing window arrangements.

As there are no proposed structural or external alterations to the building, and the use remains domestic in both appearance and function, it is considered that the residential amenity of neighbouring occupiers as well as the residents will be fully preserved and respected.

3.11 / BIODIVERSITY

The proposal does not include any extensions or proposals that would affect the biodiversity of the site. Where the proposal falls under the “de minimis” threshold and affects less than 25m² of on-site habitat. Therefore no further consideration regarding biodiversity is required.

3.12 / CRIME IMPACT STATEMENT

As the application site isn’t a residential conversion that provides “ten or more units” or falls under any of the criteria listed within the validation checklist, a crime impact statement is not required to be provided to support this application.

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3.13 / ENVIRONMENTAL IMPACT ASSESSMENT

An environmental impact assessment is not required to support this application, as stated on the validation checklist for local information requirements and within schedules 1 & 2 of the EIA regulations. Resulting in the conclusion that due to the minimal work and changes to the building it’s considered to not “have significant adverse effects on the environment”.

3.14 / NOISE IMPACT ASSESSMENT

A noise impact assessment won’t need to be provided to support this application as it neither falls under the “Proposals that generate high levels of noise or vibration such as industrial developments using noisy machinery” or “Proposals for commercial or entertainment uses which involve externally mounted extract equipment” or “New noise or vibration sensitive uses (eg housing) adjacent to major sources of noise such as roads, railways, industrial and commercial” or “Proposals for commercial or entertainment uses, in premises sharing a party wall or ceiling with residential uses”. Due to none of the above listing our proposal, we’re not required to provide a noise impact assessment.

3.15 / HOUSING NEED AND SOCIAL VALUE STATEMENT

This proposal supports the provision of specialist residential care accommodation (Use Class C2) for young adults with Autism, Epilepsy, learning disabilities or complex behavioural support needs. There is a well-documented and increasing national demand for regulated, small-scale supported living homes that provide safe, nurturing, and stable environments close to local services, education, and community networks.

This proposal helps meet that demand by offering a domestic-scale, non-institutional home in an established residential area. The property is already well-suited for this use, requiring no physical alterations, and will be regulated by Ofsted under the Care Quality Commission (England).

The development contributes to the local authority’s responsibilities under the Children Act 1989 (<18years) and Care Act 1989 (>18years) to provide appropriate accommodation, thereby delivering clear social value without creating visual, amenity, or environmental impacts.

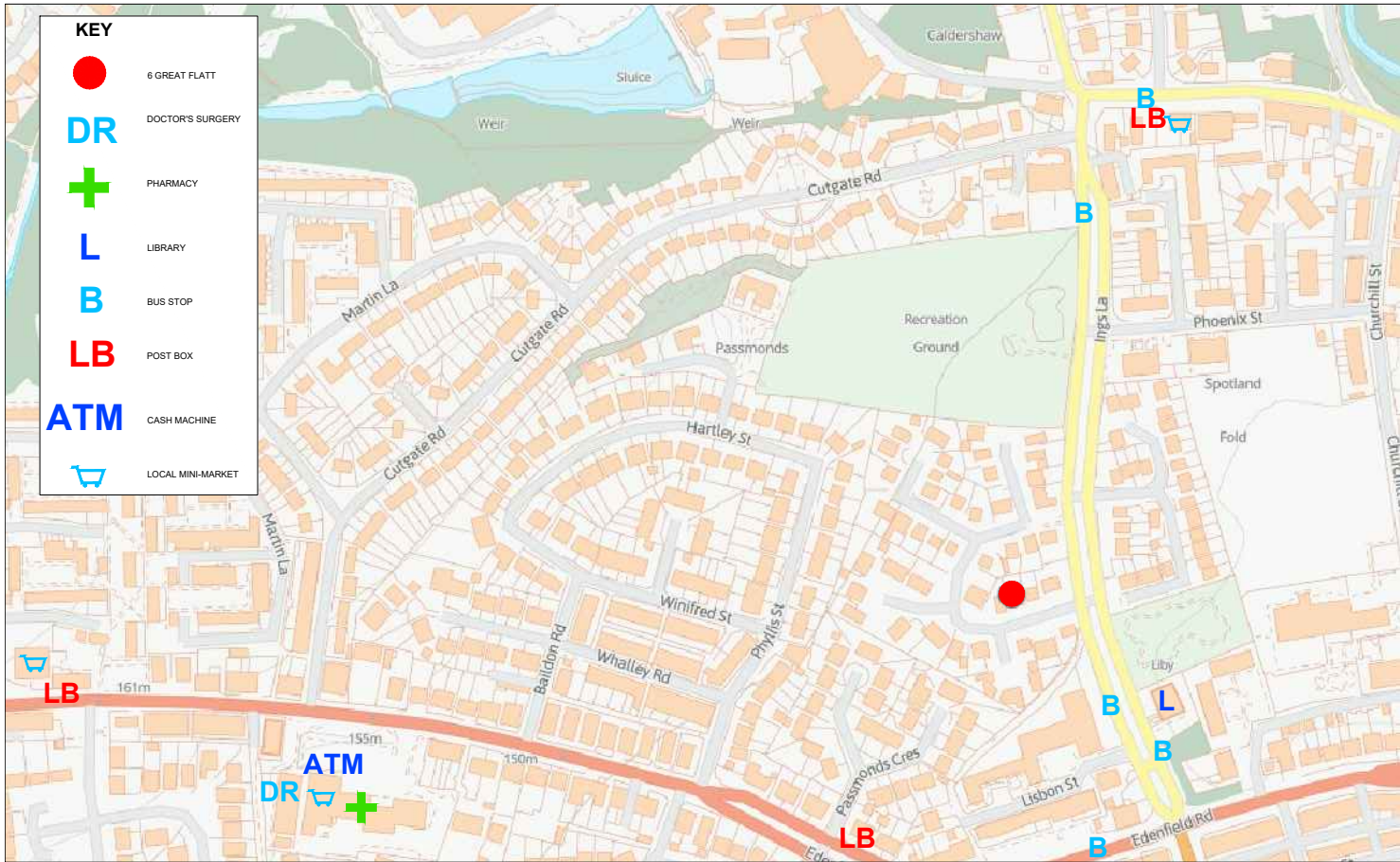
3.16 / APPRAISAL

The site is located in a well-connected residential area with access to local shops, schools, and community services. Public transport is available via Edenfield Road, Ings Lane and Roodley Moor Road which is served by Bee Network bus services connecting Rochdale and Bury Town Centres as well as traversing Rochdale north to south.

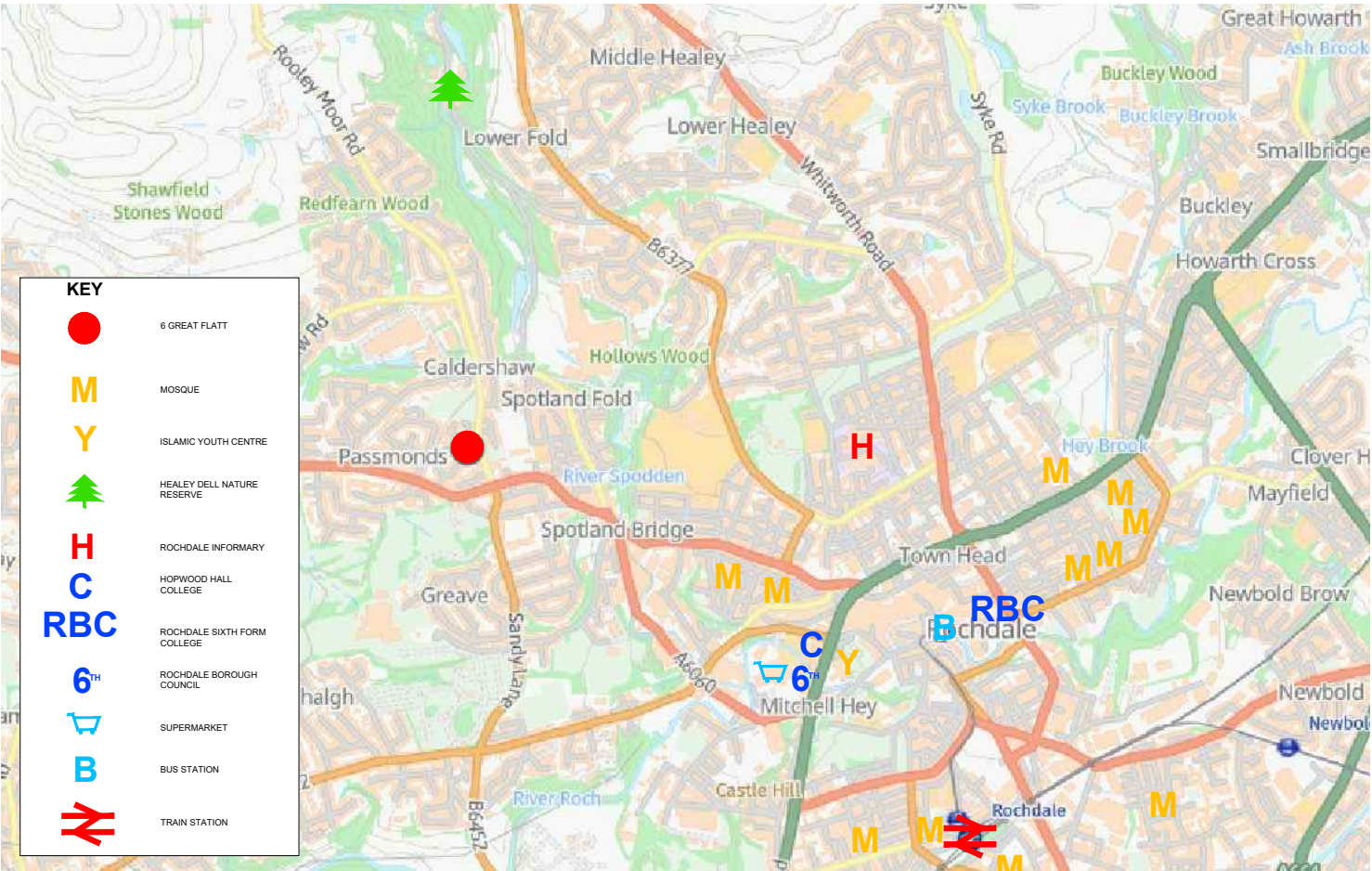
The proposed use of the property as a C2 adult support housing remains residential in both character and scale, with no adverse impact on the built form, traffic conditions, or neighbouring amenity.

This proximity to both specialist and mainstream education strengthens the justification for the proposed use, ensuring that residents can access suitable learning environments. The proposal aligns with local and national policy objectives of delivering inclusive, small-scale residential care within existing neighbourhoods, promoting the well-being and development of young adults with additional needs.

Local Amenities Map



Wider Amenities Map



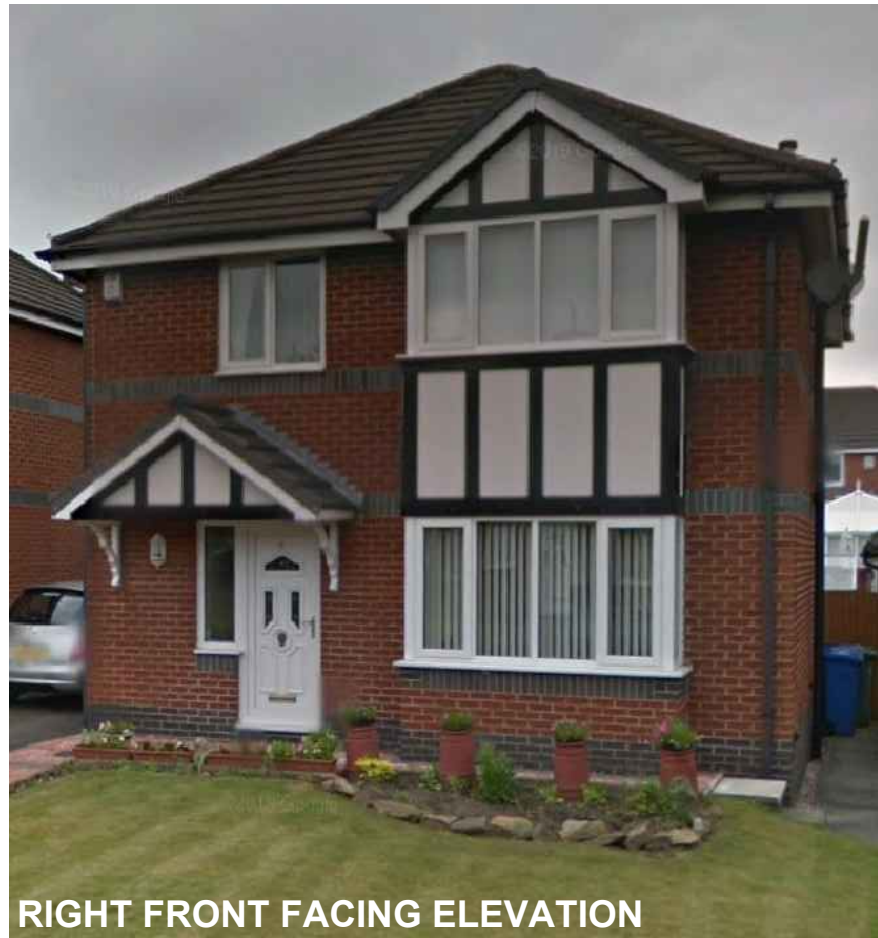
Flood Risk Map



Public Right Of Way Map

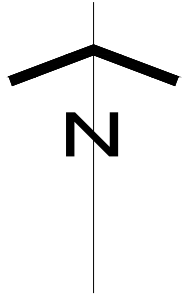


EXISTING SITE PHOTOS



Site Location

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Location Plan (Scale - 1:1250)



Site Plan (Scale - 1:500)



Existing Building

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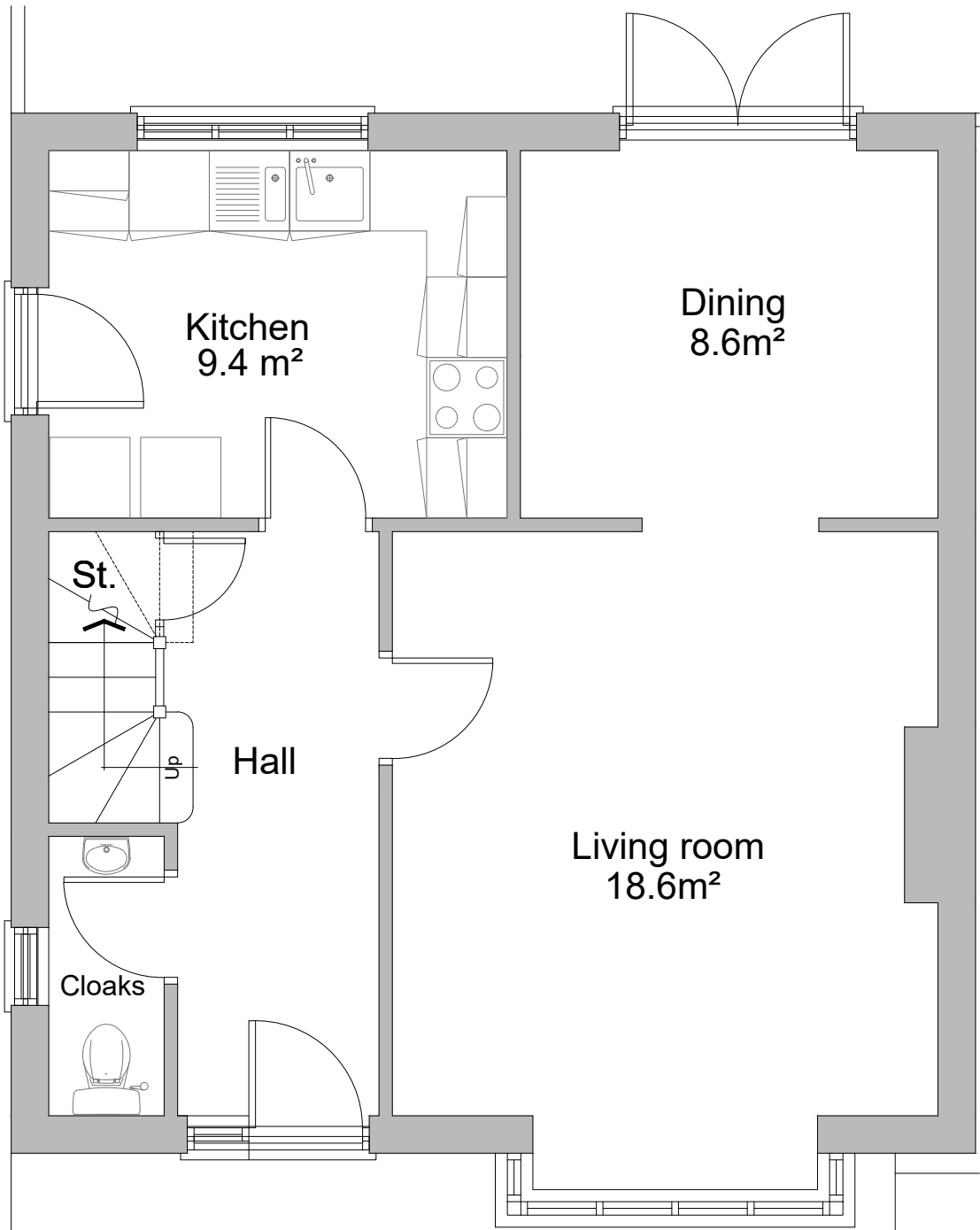
This drawing has been prepared as part of a planning application and is subject to Local Authority Planning and Conservation, Fire Engineering and Structural review and approval.

Demolition Note:

All elements indicated in red lines to be demolished subject to structural engineers design and contractor site inspection and make good surrounding areas ready to receive new construction. Wall cross hatch denotes internal masonry walls for indicative purposes only. Extent of structural walls to be identified and confirmed by on-site contractor.

Key:

	Assumed Existing Masonry Wall. Subject to on-site contractor confirmation.
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Ground Floor Plan

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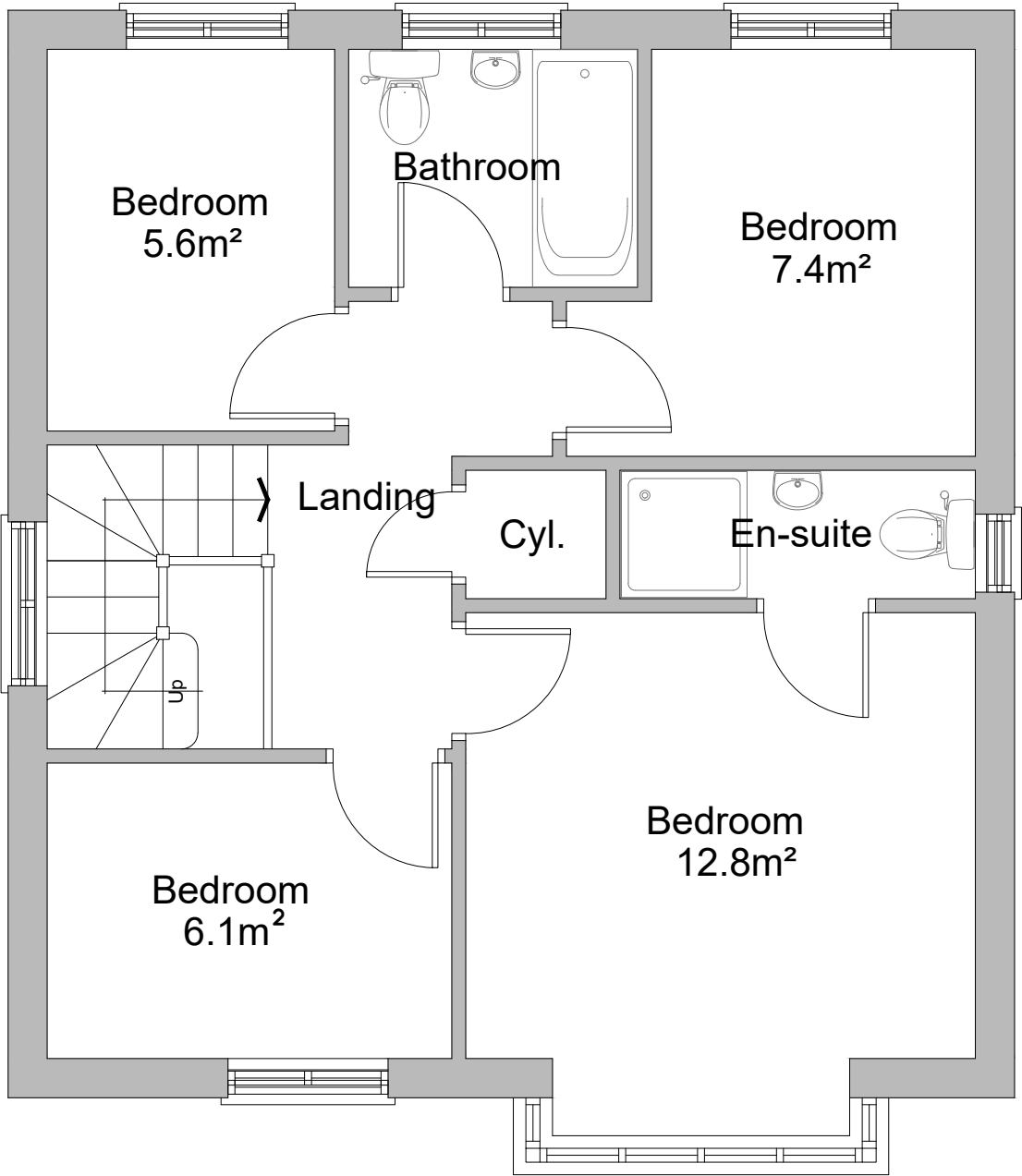
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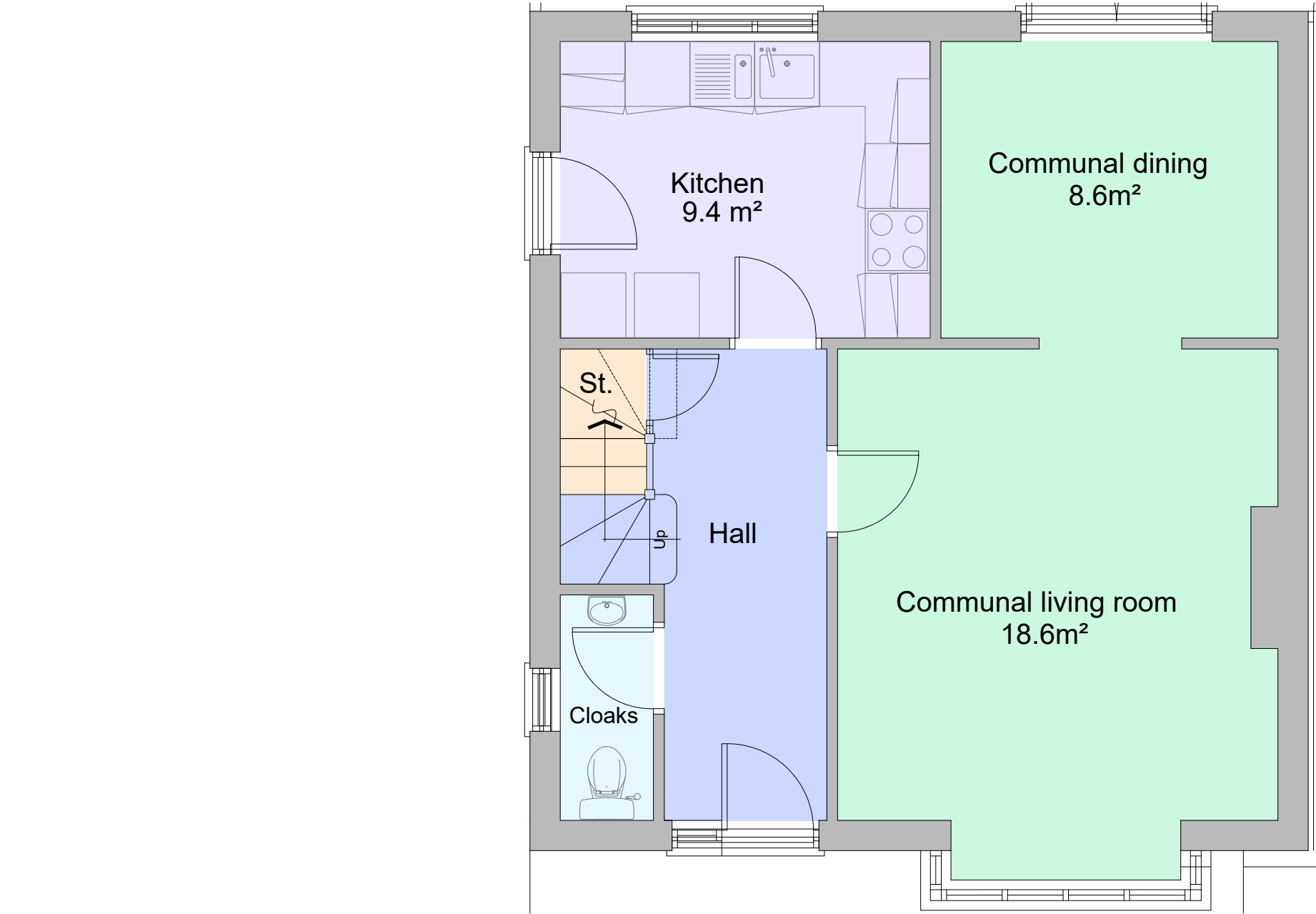
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First Floor Plan

Proposed Building

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Ground Floor Plan

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Structural Design

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Furniture, Fixtures & Fittings Disclaimer

It's the responsibility of the client, developer or contractor to ensure all furniture, fixtures and fittings comply with relevant HMO Licensing and Housing Provider Standards and requirements. P4BA drawings must be reviewed and approved by the Local Authority HMO Licensing or Housing Provider prior to construction. The inclusion of an HMO-defined kitchenette may invalidate existing planning approval.

Schedule of Accommodation	
	Bedroom
Level 0	0
Level 1	3
Total	3

Design Key	
	Bedroom
	Staff office/ carer rest room
	Circulation
	Kitchen
	Bathroom/En-suite
	Store
	Living room / dining room
	Site Boundary Line
●	Existing Habitable Window
○	Existing Non-Hab Window
●	Proposed Habitable Window
○	Proposed Non-Hab Window

Disclaimer

Layout and room areas shown are subject to approval by the specific care provider utilizing the property

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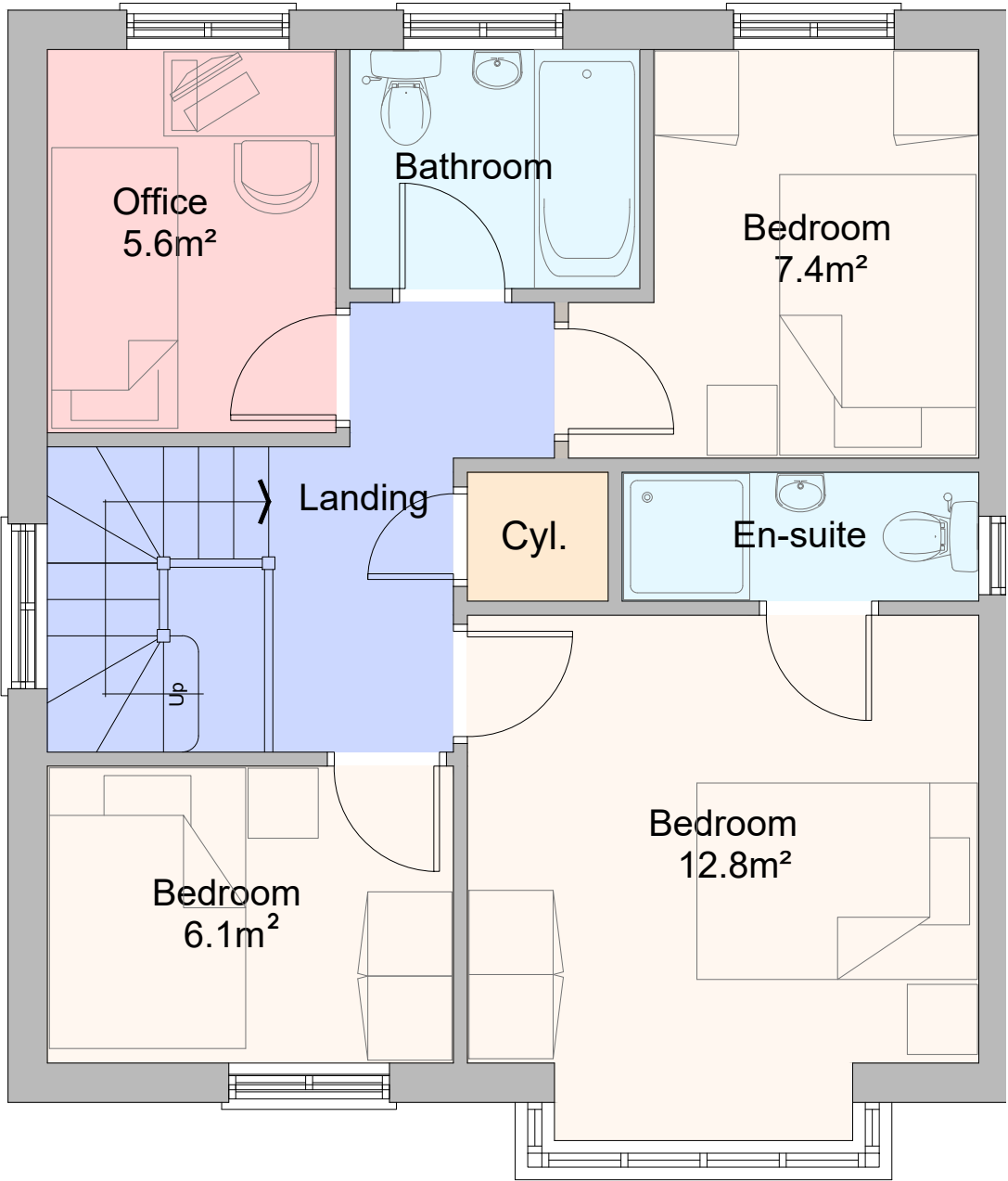
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	Site Boundary Line
	Existing Habitable Window
	Existing Non-Hab Window
	Proposed Habitable Window
	Proposed Non-Hab Window

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First Floor Plan

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