

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/01023/FUL

CASE OFFICER

Anna Hayes

DETERMINATION DATE 20.12.2024 **EXT OF TIME** 08.01.2025

Address: 15 Bankfield Lane Rochdale OL11 5RJ

Proposal: Change of use from dwelling house (Use class C3) to a children's residential care home (Use class C2) for up to 3 childrens and erection of 2.4m high boundary fencing to north elevation

PUBLICITY	Weekly list expired?	y	Site notice expired?	n/a
	Neighbour letters expired?	y	Press Notice expired?	n/a

DELEGATION	Significant departure from local plan?	n	Contrary to national policy?	n
	Applicant a Council Member or officer?	n	Contrary to previous decision?	n
	Major with 10 or more objections and recommending approval?	n	Called in or Planning Panel objection?	n

COMMENTS	Planning Panel comments received?	n/a
	Neighbour comments received?	y

EIA	Screening opinion completed and saved to Onbase?	n/a
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CONDITIONS	Pre-commencement conditions proposed?	n
	Pre-commencement conditions agreed (or notification period expired)?	n/a

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RG

DATE: 08 January 2025

SITE

The application property is a two storey detached house located on Bankfield Lane in Rochdale. Now vacant, the property was last in use as a dwellinghouse, under planning use class C3(a). The property is brick built and has previously been extended with a two storey front extension. The ground floor comprises a separate lounge, dining room and kitchen, as well as a bathroom, utility room and study. At first floor there are five bedrooms and a family bathroom.

The property benefits from a driveway to the front providing off-street parking with a lawned garden to the rear of the plot. Front to rear access is maintained to both sides of the plot.

The surrounding area forms part of a larger residential estate, comprising a mix of property types and styles. The properties on Bankfield Lane are staggered at different ground levels, rising in height moving south to north.

The site is located within the defined urban area according to the UDP Proposals Map. The building is not listed and is not in or adjacent to a conservation area.

PROPOSAL

Planning permission is sought to change the use of the existing building from use class C3(a) to a small children's care home for up to three children between the ages of 7 and 18. The proposed use would fall under use class C2 (residential institutions).

The home would provide the same layout as existing at ground and upper floors (no significant internal alterations aside from modernisation) – retaining the same five bedrooms with three children's bedrooms and two staff bedrooms. A new boundary fence is to be erected along both the common boundaries to the front/side of the plot with 13 and 17 Bankfield Lane, rising to a height of 1.5m and 2.4m above ground level, respectively.

The home would employ 10 full time staff members on a rota basis. This includes 2 core staff members who will look after the children 24 hours a day, sleeping over at the home. Between the hours of 9am – 5pm there will also be a manager and deputy/assistant manager on site. The maximum number of staff on site at any one time will be up to 6 persons during the period of 10am – 10:30am for shift handover. The shift patterns for the care workers will be 10am - 10:30am (the next day).

The children will reside at the home on a permanent basis as a long term stay home for up to three children until they reach adulthood (i.e. not a temporary/ short break facility). The home will be a Council operated children's home so maintenance and security sits with Rochdale Council. It will be the responsibility of the manager for the children to be matched into the home to reflect a family environment.

The staff will support the children where necessary, including:

- Taking the children to appointments if needed (but the children would be in this home like a regular home setting);
- No home schooling is permitted. The children will attend local schools in line with their needs. Children will be taken to and from school and activities if they partake in any. If it is safe to do so, they may walk on their own like any other child;
- Visits from social workers will depend on the needs of the children, but the home will otherwise receive statutory visits once every 6 weeks; and,
- Visiting friends and family is permitted.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

Chapter 2 Achieving sustainable development
Chapter 5 Delivering a sufficient supply of homes
Chapter 8 Promoting healthy and safe communities
Chapter 9 Promoting sustainable transport
Chapter 11 Making effective use of land
Chapter 12 Achieving well-designed places

National Planning Practice Guidance (NPPG)

Development Plan

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The development plan for the proposal consists of the Places for Everyone (PfE) Joint Development Plan, Rochdale Core Strategy (CS), adopted 2016, and saved Unitary Development Plan (UDP) policies. The Council also has an adopted series of Supplementary Planning Documents and Supplementary Guidance Notes, which are other material considerations.

Places for Everyone Joint Development Plan (PfE) (2024)

Sustainable and Resilient Places

JP-S1 Sustainable Development
JP-S2 Carbon and Energy
JP-S3 Heat and Energy Networks
JP-S4 Flood Risk and the Water Environment
JP-S5 Clean Air
JP-S6 Resource Efficiency

Places for Jobs

JP-J1 Supporting Long-Term Economic Growth
JP-J2 Employment Sites and Premises
JP-J4 Industry and Warehousing Development

Greener Places

JP-G1 Landscape Character
JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Places for People

JP-P1 Sustainable Places

Connected Places

JP-C6 Walking and Cycling
JP-C8 Transport Requirements of New Development

Rochdale Core Strategy (CS)

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places
C3 Delivery the right type of housing

SO3 Improving design, image and quality of place

P1 Improving image
P2 Protecting and enhancing character, landscape and heritage
P3 Improving design of new development

SO4 Promoting a Greener Environment

G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

Managing delivery and monitoring progress

DM1 General Development requirements

SD1 Delivering sustainable development

Rochdale Unitary Development Plan (UDP) Proposals map allocation

G/D/1 Defined urban area

Other

The following Supplementary Planning Documents (SPD) are also relevant:

- Guidelines & Standards for Residential Development SPD, June 2016.

Also of relevance:

- National Design Guide (2019) (Ministry of Housing, Communities and Local Government).

RELEVANT SITE HISTORY

97/D34610 – Two storey extension to front of dwelling - Grant subject to conditions 03 September 1997.

CONSULTATION RESPONSES

Highways and Engineering

No objections to the proposal.

Environmental Health - Noise/Odours

No objections to the proposal.

Children's Services

No objections to the proposal.

GMP-Rochdale North

No comments received to date.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the application has been advertised by neighbour notification letters.

The Council received 24 individual objections to the proposal from 22 residents. The following comments have been summarised below:

Character and setting:

- Inappropriate location for a care home in a predominately residential area – will significantly alter the character of the neighbourhood;
- A 2.4m fence will drastically change the look, feel and aesthetic of the area – the fencing suggests that the children will likely have behavioural issues;
- Fence is an eyesore.

Amenity:

- Safety concerns and fear of an increase in anti-social behaviour;

- Noise and disturbance;
- Would have a detrimental impact on the community;
- Will increase police presence;
- Loss of privacy as a result of direct overlooking from garden – existing rear garden boundary treatment is insufficient – should be raised by 600mm noting the change in ground levels – even with existing fencing there is the persistent feeling of being observed and considerable loss of personal privacy;
- Concerns children will climb on shed roof;
- Existing side windows/glazing should be made obscure to prevent overlooking – loss of privacy. Whilst tolerable in private residential settings, the presence of commercial residential home magnifies the intrusion;
- Concerns that own children will be exposed to anti-social behaviour/ fear their safety;
- Should be located in more remote locations where security can be ensured;
- Concerns about adequacy of supervision and potential for incidents that could affect wider community – essential that robust measures are in place;
- Understand the importance of children's homes but equally important that such facilities are in area where they can operate without negatively affecting local residents;
- Concerns with proximity of home and complications with possible requirement for intervention.

Traffic/ parking:

- Vehicle trips will exceed the amount of a family household, which is unacceptable;
- 6 members of staff will bring 6 extra vehicles;
- Conversion likely to result in increased traffic and parking demands – staff, visitors, service providers, congestion and safety concerns;
- Object to the new boundary fence at the front being close boarded creating safety concerns entering/exiting the driveway;
- Bankfield lane is a thoroughfare road – heavily relied upon by residents and public transport. Introducing a care facility with rotating staff and increased traffic would add congestions, safety risks, and parking issues.

Other matters:

- Questions regarding the age and compatibility of the children;
- Negative effect on the property value;
- Will bring constant complaints to the Council;
- Property prices will reduce making it difficult to sell and reducing the appeal of the area;
- Lack of consultation with residents regarding the proposal;
- Concerns of proximity of other facilities nearby;
- The decision makers at Rochdale Council will have to answer for any harm that may come to the children.

The Local Planning Authority also received a petition signed by 76 neighbouring residents, objecting to the proposed development on grounds that include (summarised):

- **Failure to align with NPPF paragraph 97 and community well-being** – Concerns linking to the previous children's home on the same Lane directly across the road from the proposed home. Concerns that the new residential care facility will bring the same distressing conditions, but on an amplified scale.
- **Anti-Social Behaviour, Crime and Fear of Crime:** Paragraphs 96 and 135 of the NPPF emphasise the importance of creating safe and accessible

developments to ensure that crime, disorder, and the fear of crime do not compromise quality of life or community cohesion.

- **Insufficient Operational Information Provided by the Applicant**, including: Staffing and Shift Patterns, Visits from Professionals and Family Members; Circumstances of the Children in Care therefore potentially raises conflict with the NPPF and Policy DM1 of the Core Strategy.
- **Public Funds**: the residents of Bankfield Lane and the surrounding area are struggling to understand the rationale behind purchasing a property with public funds for conversion into a commercial children's residential institution without prior consultation or planning approval, leading to fear of pressure of approval, rather than an objective assessment of the application itself.
- **Negative impact on the desirability of properties in the neighbourhood and direct impact on property values.**
- **Learning from past failures**: Question what measures have been put in place to prevent anti-social behaviour, insufficient supervision and the lack of effective intervention by carers;
- **Adequate staffing and oversight**: Concerns with training, staffing levels, accountability and proactive management of incidents.
- **Community impact**: How will the Council minimise the impact on traffic, noise and parking in an already busy and residential area; what plans are in place to ensure that public services, like the local bus route, remain unaffected?
- **Transparent operations / independent oversight and accountability**: Will the Council commit to regular communication and consultation with the residents to address concerns and provide updates / how will complaints be handled and resolved in a timely manner.
- **Safety concerns for young children walking to school due to the proximity of 15 Bankfield lane's front garden to pavement**: Previous behavioural issues at a site nearby leading to reasonable fear that similar incidents could occur. Clear measures should be put in place (enhanced monitoring and supervision, physical barriers or screening, accountability for incidents).
- **Increased traffic and parking demands**: Limited on street parking, crucial bus route, and primary access route for several residential streets.
- **Noise disturbance**: More noise than a typical family home – traffic, staffing and activities inherent to a care environment contributing to frequent disturbances.
- **Potential for increased demand on local services**: Extra demands on local police, healthcare and social services.
- **Vulnerability**: The rotating workforce attending the premises are less likely to have emotional attachment and so less motivation to protect and respect the property and neighbourhood, leaving the community feeling vulnerable.
- **Question the impartiality of the Council in this matter**: As the owner of the property and the entity proposing these plans, the council is effectively acting as both judge and jury in its own case. This dual role raises concerns about whether the decision making process can be truly independent and unbiased.
- **Lack of suitability of the property for institutional use;**
- **Concerns regarding the proposed children's residential facility at 15 Bankfield Lane**: Need living space for the children but also appropriate accommodation and workspaces for carers and support staff.
- **Historical concerns with similar facilities**: Similar issues at previous facility at 16 Bankfield Lane and 42 Sheffield Lane.
- **Staffing and capacity concerns**: Question whether two carers is sufficient for 3 children. Ofsted reports from 2018 and 2023 confirm that Rochdale Council- run homes continue to "require improvement" further exacerbating residents' concerns.

- **Impact on the Community and logistics concerns;**
- **Concerns about proximity of multiple C2 Residential Institutions:** Similar application for a C2 use on Clay Lane.
- **Liability for Property Damage and Council Accountability;**
- **Request for Council Tax Band Reassessment and mitigation for financial impact.**

The above comments are considered in more detail below. However the LPA can briefly note the following:

- Loss of property value and/or impact on Council tax bands is not a material planning consideration; and,
- The Council carried out the necessary consultation in accordance with legislation;
- The Council received amended plans on 7 January 2025 replacing the 1500mm fence to the front of the plot, along the common boundary with 13 Bankfield Lane, with a 1500mm black railing as can be seen on drawings 2024-23-06 rev B and 2024-23-13-A, to allow increased visibility through when exiting the driveway.

ANALYSIS

Principle of Development

At a national level, section 5 of the NPPF aims to support the Government's objective of significantly boosting the supply of homes emphasising that it is important that a sufficient amount and variety of land can come forward where it is needed, and that the needs of groups with specific housing requirements are addressed. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community, including looked after children.

Within the Greater Manchester region, PfE Policy JP-H3 builds upon the above, stating that: "Development across the plan area should seek to incorporate should seek to incorporate a range of dwelling types and sizes including for self-build and community led building projects to meet local needs and deliver more inclusive neighbourhoods. Where appropriate, this should include incorporating specialist housing for older households and vulnerable people".

Specific to the borough of Rochdale, Core Strategy Policy C1 seeks to deliver the right amount of housing in the right places and seeks to maximise the potential of previously developed sites, including empty houses and buildings, within the urban area. Furthermore, similar to PfE Policy JP-H3 as above, Core Strategy Policy C3 aims to deliver the right type of homes which take into account local needs and aspirations and support housing on appropriate sites to meet the needs of specific groups including older people and other vulnerable groups.

The above policies highlight that specialist housing should be supported in principle so long as the proposed use would be appropriate to the locality. This is a matter of planning judgement in which the location of a site and its existing use, comparative to the proposed use, is a strong material consideration.

In this instance, the proposal seeks to change the use of the existing dwellinghouse (use class C3a) to a supported children's home for up to 3 children aged 7- 18 (use class C2). The application site is situated within an established residential area. Although the proposed use would be a different type of residential unit, the use is still evidently residential in nature, with the operation of the home intended to operate as closely as possible to a traditional family home in order to provide a secure and enjoyable home for the children. Whilst the inherent change in nature of comings and

goings is acknowledged, and is the reason for the classification as a C2 use, the proposed use within this area remains entirely appropriate having regard to the above Core Strategy, PfE and NPPF policies.

Overall, the site is unallocated according to the UDP proposals map and therefore is not restricted to certain types of development. The proposed children's care home would provide an alternative type of residential accommodation, which is required to meet the needs of specific groups of the community. The care home would align with the residential character of the locality and subject to the full assessment of other material considerations, including design, amenity and highway safety, the proposal is found to be acceptable in principle, having regard to Core Strategy policies C1 and C3, PfE policy JP-H3 and sections 2, 5 and 11 of the NPPF.

Design and Layout

No external alterations are proposed to the building which would alter its character or appearance and so the proposed use would be unperceivable from the street scene.

Two new sections of boundary treatment (fence panels/ railings) are proposed along the common boundaries with 13 and 17 Bankfield Lane. The concerns raised by third parties regarding the visual appearance of the fencing are noted, however for the following reasons are found to be acceptable:

- The 2.4m fence would be set well back from the highway along the common boundary with 17 Bankfield Lane and so would not be overly prominent within the street scene;
- Because of the changing ground levels, the fence would also not be perceived to be 2.4m in height particularly when travelling down Bankfield Lane in a north – south direction.
- Whilst set forward of the principal elevation of 15 Bankfield Lane, the black metal railing which would rise to 1500mm in height would allow light to pass through and would integrate sympathetically within its setting. This fence technically does not require planning permission due to its height and positioning.

The proposal is in accordance with PfE policy JP-P1, Core Strategy policy DM1 and section 12 of the NPPF.

Residential Amenity / Living Conditions

Paragraph 135(f) of the NPPF states that development should create places that are safe, inclusive and accessible and which promote health and well-being with a high standard of amenity for existing users and future users.

Locally, Policy DM1 of the Core Strategy requires that proposals do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Also, impacts including noise, air, dust, light and odour pollution are required to be mitigated where necessary.

Impact of the proposed use on existing residents:

The proposal involves no external alterations that would impact on neighbouring light and outlook. The property would be occupied on a residential basis which, in principle, is appropriate within the existing residential setting.

The considerations in respect of amenity therefore relate to the impact of the development on privacy, and through noise and disturbance by virtue of the amount and comings and goings which would be associated with the proposed use.

Comings and goings

The applicant has confirmed that the home will employ up to 10 full-time staff members on a rota basis. The core staff of 2 care workers will oversee the home and care for the children 24 hours a day, working on 24 hour shifts. A manager and deputy manager will also be present, working 9am – 5pm Monday to Friday. On this basis, it is considered by the LPA that the quantity of comings and goings associated with the above staff movements should not be discernible in the residential area but acknowledge that there would be a slight increase during staff handover, however not to an extent that would result in undue noise and disturbance to existing residents, noting also the detached nature of the property with the use of the property's own driveway.

Other visits from health/social care visitors and general day to day activities, including school drop-offs/ pick-ups and after school activities (if necessary/applicable) and any weekend activities, would also be of a scale appropriate to the property and the residential area, in keeping with the movements of residents from a typical C3 dwellinghouse.

Overall, the general comings and goings are considered by the LPA to be akin to the existing five bedroom C3 dwelling house which could be occupied by two adults and three children, or by a multigenerational household. The proposal is therefore not considered to be of an intensity that it would unduly threaten the amenity of surrounding occupiers by way of noise and disturbance when considered against the existing situation.

Safety Concerns

Safety concerns have been raised by local residents regarding the potential for an increase in anti-social behaviour, as a result of the children's emotional and behavioural backgrounds and needs, in an area where private family homes are prevalent. The objections note that there were also issues linked with the former care home at No.16 Bankfield Lane (opposite) and so there is concern that these issues will be amplified in a care home which could support up to three children (at a greater scale than the former at No.16).

These concerns are noted and it is acknowledged that the perception of anti-social behaviour can, in certain circumstances, be a material consideration in the determination of a planning application. Those circumstances being where the concern is based on past events and not on an assumption of behavioural characteristics of the future occupiers of a development where this assumption is not supported by evidence. In light of the concerns received, Greater Manchester Police have been consulted on the application, however no such comments/response has been received.

The applicant has confirmed that where the home at No.16 was run as a temporary/short break unit, the proposed home at No.15 will instead be run and managed by the Council as a permanent home for 3 children until they reach adulthood, and so the dynamic of both cases at No.16 and 15 are distinctly different. The proposed home will also be run by 2 core staff 24 hours a day with both an assistant manager and manager present during the working week to ensure that the proposed use operates successfully in a cohesive manner. The children would also be referred to the care home by the Council's health commissioning agencies and the home would be Ofsted registered and inspected.

Concerns have also been raised regarding the proximity of other care homes within the vicinity, however the site is within a large residential area primarily made up of private households and it is not considered that the proposal would result in an overconcentration of such facilities in the area.

Privacy

Further to concerns linked to anti-social behaviour, caused by the children's potential emotional and behavioural backgrounds and needs, concerns have also been raised regarding the proximity of the property to existing C3 dwellings and the potential for overlooking and a subsequent loss of privacy – particularly from inside the property (through existing windows) and from the existing rear garden area (looking into existing neighbouring properties/ gardens due to the changing ground levels).

Whilst these concerns are noted, it remains the case that the property is already in residential use and the relationship between the land and adjoining buildings is well established. The existing communal residential areas would remain at the ground floor of the application property, with the bedrooms being retained at the upper floors and therefore no material change in the positioning of habitable rooms.

The family garden to the rear of the plot which is enclosed by panel fencing will be retained as existing and the existing garden retained as a family garden. Officers have visited the site and viewed the application property from both the rear gardens of No.13 and No.17 Bankfield Lane and so the change in ground levels is noted/appreciated; however the proposed use, which is primarily residential in nature, does not alter this to a significant extent to warrant the requirement for obscure glazing in windows and the request for the erection of new taller boundary treatment to the rear garden boundaries. As above, fears about the behavioural characteristics of the children who may reside in the care home can only be based on assumptions; therefore is not considered to be a material planning consideration.

Whilst concerns raised in the neighbour representations relating to noise disturbance are noted, the overall scale of the use would not be significant, as confirmed by the absence of any objection by Environmental Health who have confirmed that: the proposed usage would be in keeping with a house of this type and would not represent an intensification of use, as such this section has no objections to the proposals.

Ultimately, the proposal represents a residential use within a residential area. Subject to a condition requiring the new boundary treatment to be in place prior to the development first being brought into use, the proposal is found to be acceptable and compliant with the NPPF and CS policy DM1.

Living conditions of future residents:

Internal space is interpreted by reference to the nearest equivalent new national technical standard, which is given in the Government's Technical Housing Standard (THS), as required in PfE policy JP-H3. This standard is in place to ensure occupants are provided with an adequate quantity of internal space to serve their needs and well-being.

The proposal includes 5 bedrooms in total – two staff bedrooms and three children's bedrooms. The property has an internal floor space of around 157m², which exceeds the minimum requirements for a 5 bedroom 2 storey dwelling, according to the THS. Whilst the LPA acknowledge the third party concerns that there would be insufficient space for both staff and children, it is found that the existing building would provide an adequate quantity of floor space for the future occupiers with a separate study/office area at ground floor if needed for staff which is separate to the main living room and dining room.

Bedrooms 1, 2, 3 and 4 all exceed the minimum floor area requirements of 7.5m² allowing space for a bed, wardrobe and desk space. Whilst bedroom 5 would be substandard to the THS, it is to be occupied by a staff member who will not be a

permanent resident at the home and so the minor shortfall is found to be acceptable on balance.

All rooms have existing windows which provide natural light and ventilation. The property also has a generous rear garden, providing adequate secure private outdoor space for the future residents. Window restrictions are to be added to all windows to improve safety of occupants.

For the above reasons, the proposal would provide an adequate level of residential amenity for the future occupiers to serve their needs, health and well-being, in accordance with DM1 and paragraph 135 of the NPPF.

Access and Highway Safety

Policy T2 of the Core Strategy sets out that development and infrastructure proposals are required to satisfy the Council's accessibility hierarchy and in all circumstances, the safety, accessibility and amenity of those who live or have business in the area will have priority, while providing reliable journey times for those travelling through. Developments are required to provide parking in compliance with the Council's Maximum Car Parking Standards as set out in Appendix 5 of the Core Strategy.

In response to public consultation, the Council have received a number of objections which raise concerns about the potential increase number of comings and goings, particularly with the staff rota etc., and the fact that Bankfield Lane is also a bus route. These concerns were relayed to the Highways Engineer during the consultation process for consideration. However the Local Highway Authority (LHA) have confirmed that they hold no objection to the proposal for the following reasons:

- The development as proposed will operate much the same as any other dwelling in highways terms and should be treated as such;
- We do not expect any problematic volume of traffic to be generated by this proposal;
- Adequate parking has been identified on site;
- No new highways are proposed and no existing highways are suggested as a result of this proposal;
- No concerns as to how this property will be serviced;
- Whilst slightly different above all this is a house;
- Whilst it would be a busy household it would fall below the threshold for a further Transport Study;
- One extra parking bay for use during a rota change would be helpful, this is not a sufficient reason to raise an objection.

At paragraph 116, the NPPF confirms that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable scenarios. In acknowledgement of the LHAs comments above, it is found that the development would not be in conflict with paragraph 116. Officers also note that along Bankfield Lane there are no Traffic Regulation Orders (e.g. double yellow lines) which would prevent safe parking within the vicinity of the application site, particularly if there is an overflow of visitors or when there is a changeover of staff. In any case, this arrangement would be akin to visitors to a Class C3 dwellinghouse.

Overall, on balance, the proposal is found to be acceptable in regards to access/highway safety and is compliant with Policy T2 of the Core Strategy and the NPPF.

Other matters

Concerns raised which relate to the behaviours of individual children who may live at the property are personal matters and are not relevant to the planning application which assesses the acceptability of the proposed use of the property.

A condition is imposed to restrict the use to a home for cared for children, for a maximum of 3 children. C2 use class does enable changes to be made (without the need for planning permission) to residential schools, colleges, hospitals and training centres. Alternative permitted uses may give rise to neighbour amenity and highway impacts, and as such it is considered reasonable and necessary to restrict the permission to the use proposed by the use of planning condition.

CONCLUSION

The proposal would make a positive contribution to meeting the demand for care for children and young people. The character and appearance of the property would remain as existing, without there being a significant increase in comings or goings compared to the existing use. The property is located in a relatively sustainable location. Overall, the proposal being considered against the NPPF and the relevant policies of the development plan following careful consideration of all the issues raised through the application process, is recommended for approval, subject to appropriate and reasonable planning conditions.

RECOMMENDATION

GRANT subject to conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans and documents:-

Location Plan dated 14 October 2024

Site Plan As Proposed Option B – Drawing No. 2024-23-06 revision B dated 06.01.2025

Boundary Fence to No.13 as proposed – Drawing No. 2024-23-13 revision A dated 06.01.2025

Boundary fence to No.17 as proposed – Drawing No. 2024-23-07 dated 10.24

First floor plan as proposed – Drawing No. 2024-23-10 dated 10.24

Ground floor plan as proposed – Drawing No 2024-23-09 dated 10.24

and the development shall be carried out in accordance with these hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting that Order with or without modification), the premises shall be used for a home for up to 3no. cared-for children only, and for no other purpose including any other purpose in the same use class (C2) of the Town and Country Planning (Use Classes) (Amendment)

(England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: Alternative uses within C2 use class could be harmful to neighbour amenity and highway safety, in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. The property shall not be occupied on a C2 (Children's home) basis until the new boundary treatment along the common boundary with 13 Bankfield Lane and 17 Bankfield lane, as shown on the approved drawings: 2024-23-06 revision B, Drawing No. 2024-23-13 revision A and Drawing No. 2024-23-07 dated 10.24, have been installed in accordance with the submitted details. The boundary treatment shall be retained as approved thereafter.

Reason: in the interests of visual amenity and to protect the amenities of the occupants of the adjoining properties in accordance with Policy DM1 of the adopted Rochdale Core Strategy and the NPPF.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.