

Planning Statement

171 Edenfield Rd, Rochdale OL11 5AF

SITE

No. 171 Edenfield Rd is a end of terrace 3-bedroom residential property located within the built up area of Rochdale. The application site does not lie within the Green Belt, is not listed, does not lie within a Conservation Area, and does not have an Article 4 direction imposed upon it.

PROPOSAL

This application seeks a change of use to a children's residential institution (Use Class C2) with no external changes proposed. Three children would occupy the property. The development would create a number of staffing opportunities.

The ratio of staff will be 1:1 for each child so a maximum of three staff members dependant on risk.

There will be a shift change over on two periods: 09:30 and 10.00 day shifts

There will be one shift change over at night 22:00 and one day staff will stay on and complete the sleep shift.

There will be a maximum of three children from the ages 8-17. The home would be the permanent residence for the children.

All children have to follow national policy and attend education, be safeguarded etc.

The management structure as laid out in order of chain of command (listed below) in addition to this the SOP explains the comings and goings of the home from top to bottom :

- Junior Brandford: RI & Director
- Krishan Chauhan: Head Of Care & Safeguarding Lead
- Fabiana Leaf: Area Manager
- Jodie Sanderson: Registered Manager
- Vacancy: Deputy Manager
- Vacancy: Senior
- Vacancy: Senior
- RSW: Vacancy
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There is an on-call manager 24/7 also.

Above is the operational side / Job titles of each and every employee /stakeholder.

All the staff are NVQ 3 CYP, NVQ 4 CYP trained, and all the leadership team hold L5 in children's residential care or working towards this qualification. In addition to this the facility will be governed by OFSTED.

Please see the link to OFSTED to understand their role and also the regulations are attached for further understanding of what providers have to meet in order to comply with the regulator's minimum standards.

<https://www.gov.uk/government/publications/childrens-homes-regulations-including-quality-standards-guide>

The applicant currently has a number of other children's services in the Oldham & Rochdale area that are all rated OFSTED GOOD.

The professionals visiting the home would be:

- Responsible Individual (Once per month)
- Social Worker (stat visits once every 6-8 weeks)
- OFSTED (Once yearly)
- Registered Manager (Monday- Friday 3 hours per day)
- Staff x 3 (daily around the clock)
- Head of care / area manager (once a month)

Family time will be facilitated externally (contact centre) dependant on risk. On the other hand, if no risk is present then that could be done at the home. This is assessed through care planning meetings with a multiagency agreement.

Hobbies would be as and when along with activities with the children.

There is space for on street parking to the front (west) of the site if needed, this parking arrangement is used by the neighbouring dwellings.

The home has been newly refurbished to a high standard and has all the regularity safety features required for an OFSTED Registered Home.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SD1 Delivering sustainable development

DM1 General development requirements

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places

C3 Delivering the right type of housing

C6 Improving health and well being

SO4 Promoting a greener environment

G6 Enhancing green infrastructure

G7 Increasing the value of biodiversity and geodiversity

G8 Managing water resources and flood risk

G9 Reducing the impact of pollution

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

Unitary Development Plan (UDP):

A number of policies contained within the Unitary Development Plan have been saved following the adoption of the Core Strategy.

The following saved policies are relevant:

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

No relevant site history.

ANALYSIS

The main issues to consider are:

1. Whether the principle of the development is acceptable.
2. The impact on residential amenity;
3. Highway safety.

Principle

The application seeks to change the use of the building to a C2 residential care facility. This use would provide accommodation for three occupants.

Policy C3 notes that the Council will seek to ensure that new development provides housing types that take account of local needs and support the provision of housing on appropriate sites to meet the needs of specific groups including older people and other vulnerable groups.

Paragraph 98 of the NPPF sets out that planning decisions should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Whilst the development would not comprise an ordinary residential use under Class C3 of the Use Classes Order 1987 (as amended), the proposals would provide a residential use with clear social benefits in respect of the provision of supported living accommodation which would assist in the provision of an essential residential use at a highly sustainable location close to local amenities and public transport. Accordingly, it is considered that the proposal would meet with the objectives of the Core Strategy and would play an important role in facilitating the development of an inclusive community comprising an integrated approach to the location of housing, community facilities and services in accordance with the provisions of the NPPF.

Residential Amenity

Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenity of future residents and occupiers. Policy G9 requires that sensitive new developments such as housing are not adversely affected by existing sources of pollution, including noise, from certain types of industry. Paragraph 135 of the National Planning Policy Framework advises that planning decisions should result in places with a high standard of amenity for existing and future users. The Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) contains a number of guidelines and requirements for the design and layout of new housing in order to preserve the amenity standards for surrounding residents.

Given the proposals relate to a change of use of the building only, the considerations in respect of amenity relate to the impact of the development on privacy, where rooms would become 'habitable' and through noise and disturbance by virtue of the amounts and comings and goings which would be associated with the proposed use.

In assessing this application, the proposed use presents similar characteristics to a C3 Use Class in that three bedrooms would be permanently occupied as the sole residence of the individuals living in the accommodation.

In respect of the noise and disturbance generated, whilst the proposals would likely result in a fewer number of occupants than the lawful use, and the intensification of use at the site can be considered to be equal to, or less.

Furthermore, the proposed use would be predominantly residential, and is not considered to be of such intensity that it would unduly threaten the amenity of surrounding occupiers by way of noise and disturbance.

In light of the above, it is considered that the proposals would not unduly impact the amenity of surrounding occupiers and the proposals would accord with the requirements of Policies DM1 and G9 of the adopted Core Strategy and the National Planning Policy Framework.

Highways

Policy T2 of the adopted Core Strategy relates to accessibility and Policy DM1 requires all development to provide satisfactory vehicular access with adequate parking and manoeuvring arrangements provided.

The proposal would be situated in a highly sustainable location that is well located close to services and amenities. It is acknowledged that the site would receive visits from support workers, however these are likely to be sporadic events that are would have an unnoticeable effect on the surrounding highway network.

It is not unusual for dwellings in residential areas to be frequented by a variety of different people to support the occupants of the household on occasion, including care workers, nurses etc. It is respectfully noted that the quantum of care offered for the occupants of the property as proposed would not be of an intensity that could be considered different to that which might occur in any other residential dwelling.

As such, it is considered the proposals would not have an unacceptable impact on highway or public safety and the proposals would accord with the requirements of Policies DM1 and T2 of the adopted Core Strategy.

Conclusion

Altogether, it is considered that the benefits of the development outweigh any harm caused and the development accords with the Core Strategy and the National Planning Policy Framework. As such, it is respectfully requested that the application is approved.