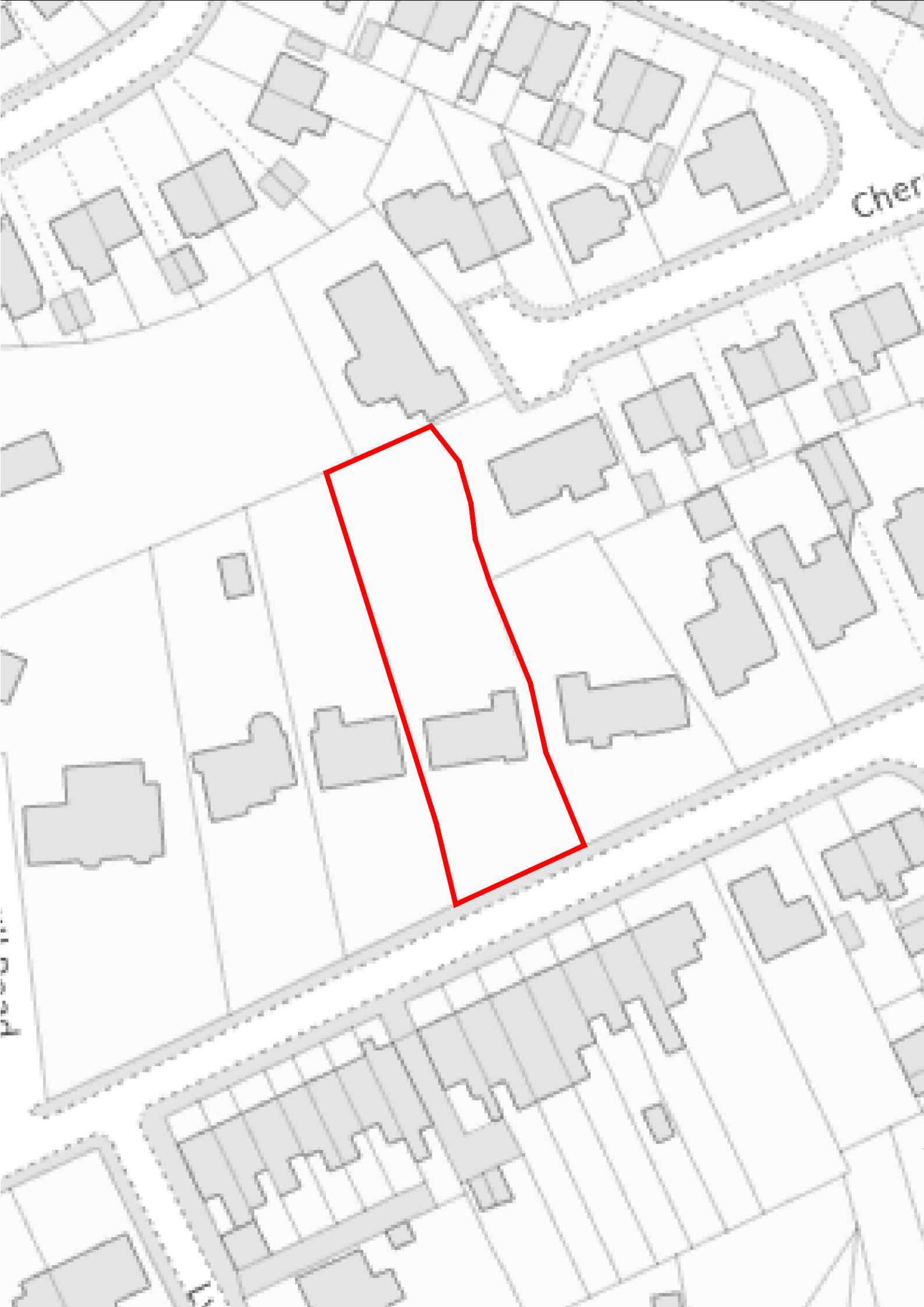




9 Thornham New Road
Castleton
Rochdale
OL11 2XR

Stage 3
Developed Design
Rev A

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 an existing detached dwellinghouse (Use Class C3) to an eight-bedroom residential care home providing 24-hour care for up to eight adults (Use Class C2), together with associated internal alterations and the installation of a first-floor canted corner bay window to the side elevation.

1.2 / Location of Proposed Development

9 Thornham New Road, Rochdale, OL11 2XR

1.3 / Current Development Description

The site is located within a well-established and predominantly residential area on Thornham New Road, within the Castleton area of Rochdale. The subject property is a detached residential dwelling, benefitting from a front garden and driveway providing off-street parking, with additional on-site space capable of accommodating a third vehicle, as well as a rear garden providing private outdoor amenity space. The site is located within easy reach of St Gabriel's Roman Catholic Primary School (approx. 535m) and Cardinal Langley Roman Catholic High School (approx. 2.3km), with Castleton railway station approximately 1km away and a local Co-operative Food supermarket approximately 0.9km away. The surrounding neighbourhood is generally quiet and residential, contributing to a suitable environment for family living. Public transport is accessible nearby, served by Bee Network bus and rail services connecting to Rochdale and Manchester.

1.4 / Proposed Development Description

Full planning application for the change of use of an existing detached dwellinghouse (Use Class C3) to an eight-bedroom residential care home providing 24-hour care for up to eight adults (Use Class C2), together with associated internal alterations and the installation of a first-floor canted corner bay window to the side elevation.

1.5 / Statement Preparation Date

July 2026

1.6 / Statement Amendment Dates

N/A

1.7 / Applicant

Saf Khaliq, Your Care Matters

1.8 / Architecture

P4BA, 15 Memorial Road, Worsley, Manchester, M28 3AQ

2.1 / Previous Relevant Applications

- No previous relevant planning applications.

2.2 / Similar Planning Applications

Reference: PL/2026/0046	Address: 51 Birchfield Drive, Rochdale, OL11 4NY
Description: Change of use from a dwellinghouse (Use Class C3a) to a residential care home for up to four children (Use Class C2)	Decision: Approved

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 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)(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 set out below, the proposal is considered to accord with the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3.1 / USE & AMOUNT

The proposal involves the change of use of the existing detached dwellinghouse from Use Class C3 to an eight-bedroom residential care home within Use Class C2, providing 24-hour care for up to eight adults.

Residents will be supported by trained care staff working on a shift basis, with a maximum of two members of staff present at the property at any one time, including during shift changeovers. The care home will operate at a domestic scale and provide a stable, supportive living environment for adults with autism, epilepsy, learning disabilities or complex behavioural support needs.

The ground floor accommodates two single-occupancy bedrooms, together with a kitchen/dining area, lounge, staff office, utility space a shared WC and a shared shower WC. The first floor accommodates a further six single-occupancy bedrooms, together with two private en-suite shower rooms, a communal bathroom formed through the conversion of the existing en-suite, and additional shared sanitary facilities as shown on the proposed first-floor plan.

Bedroom sizes range from approximately 6.1 m² to 16.6 m². Bathroom provision comprises a combination of private en-suite or wetroom facilities and shared facilities, as identified on the proposed floor plans.

The additional bedroom is formed through the reconfiguration of existing first-floor ancillary space. A new canted corner bay window is proposed on the side elevation to provide Bedroom 8 with improved natural light and an eye-level outlook. Other than this limited projection, the established two-storey form and domestic scale of the property will remain unchanged.

Accommodation Schedule			
Bedroom	Floor	Floor Area	Occupancy
Bedroom 1	Ground floor	6.3 m ²	1 person
Bedroom 2	Ground floor	10.6 m ²	1 person
Bedroom 3	First floor	6.1 m ²	1 person
Bedroom 4	First floor	11.5 m ²	1 person
Bedroom 5	First floor	16.5 m ²	1 person
Bedroom 6	First floor	14.6 m ²	1 person
Bedroom 7	First floor	16.6 m ²	1 person
Bedroom 8	First floor	8.4 m ²	1 person
Total			8 persons

P4BA - DEVELOPED DESIGN

3.2 / ACCESS

Access to the property will remain via the existing principal entrance, which leads directly into the central hallway. This entrance will serve residents, care staff and visitors. No alterations are proposed to the existing pedestrian or vehicular access arrangements.

The existing driveway and hardstanding will be retained without enlargement and can accommodate approximately 3–4 vehicles, depending on vehicle size. Although the number of vehicles normally present is expected to be lower, the existing capacity provides operational flexibility during brief staff shift changeovers and allows for occasional visitors, healthcare professionals, deliveries and maintenance contractors. Retaining this off-street capacity will help prevent temporary parking from being displaced onto Thornham New Road.

Vehicle movements associated with the care home are expected to remain modest. Staff will work on a managed shift basis, and resident journeys to appointments and supervised activities will generally be coordinated using staff or arranged transport. The site is also accessible by nearby Bee Network bus services and Castleton railway station.

Secure, covered cycle storage for two bicycles will be provided within the rear garden, adjacent to the utility room and conveniently accessible via the existing gated side passage. Its location ensures that pedestrian access remains clear while providing safe and discreet storage.

Access to the rear garden is available via the existing gated side passages. The garden provides secure communal outdoor amenity space for residents, supporting relaxation, recreation and quiet time.

General waste and recycling storage will remain adjacent to the driveway and screened from the street. Clinical waste will be stored separately within the designated storage area and collected in accordance with the care provider's operational requirements.

3.3 / LAYOUT

The existing domestic arrangement of the property is substantially retained, subject to the internal alterations required to accommodate the proposed C2 use.

The ground floor provides two bedrooms, a kitchen/dining area, lounge, staff office, utility space and associated bathroom facilities. Two first-floor bedrooms will benefit from private en-suite shower rooms. Residents without private en-suite facilities will have access to one shared WC and one shared shower room, accessed from the communal circulation space and arranged as shown on the proposed floor plans.

A new canted corner bay window is proposed on the side elevation to provide Bedroom 8 with natural light and a conventional eye-level outlook. The window forms a limited first-floor projection beyond the existing wall line but does not alter the principal ground-floor footprint, roof ridge or eaves height.

Internal fire-safety upgrades will include fire-rated doors, an appropriate fire detection and alarm system and any associated works required under the Building Regulations and the care provider's registration requirements. Final room layouts, circulation arrangements and sanitary provision will be reviewed by the operator and relevant regulatory bodies to confirm suitability for the intended residents.

3.4 / SCALE

The property will remain a two-storey detached building, with no alteration to its principal ridge height, eaves height or overall roof form. The new canted corner bay window forms a modest first-floor projection on the side elevation. Its limited dimensions and position below the existing eaves ensure that it remains subordinate to the main building and does not materially alter the overall scale or massing of the property.

3.5 / APPEARANCE

The principal external alteration is the installation of a first-floor canted corner bay window on the side elevation. The remaining elevations, roofline and principal architectural form of the dwelling will be retained.

The bay window has been designed as a modest and subordinate addition. Its canted form reduces the apparent depth of the projection and breaks down its visual mass when viewed from the street and adjoining properties. Its sill and head proportions will relate to the existing window openings, while the frame colour, external finishes, sill, soffit and associated detailing will match or closely complement the existing dwelling.

The window will therefore retain the domestic appearance of the property while providing Bedroom 8 with improved daylight and outlook. Owing to its limited scale and sympathetic detailing, the bay will not appear as an incongruous or dominant addition within the streetscene.

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 supported care facility with 24-hour care for 8 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, December 2024 as amended February 2025)
The following sections of the NPPF are particularly relevant to this proposal:

Rochdale Core Strategy

- SD1 – Delivering Sustainable Development
- C3 – Delivering the Right Types of Homes
- C6 – Improving Health and Wellbeing
- P3 – Improving Design of New Development
- T2 – Improving Accessibility
- DM1 – General Development Requirements
- Appendix 5 – Parking Standards

Places for Everyone

- JP-S1 – Sustainable Development
- JP-P1 – Sustainable Places
- JP-P6 – Health
- JP-C6 – Walking and Cycling
- JP-C8 – Transport Requirements of New Development

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 CQC, 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.

P4BA - DEVELOPED DESIGN

3.7 / DRAINAGE

As the property already benefits from on site drainage. Due to the simplicity, number and location of the site no drainage strategy is required.

3.8 / AIR QUALITY

With reference to Rochdale Borough Council's Air Quality Management Area map, the subject site does not fall within a designated Air Quality Management Area. Consequently, no air quality mitigation strategies are required as part of this proposal.

3.9 / VISUAL AMENITY

The proposal includes a new first-floor canted corner bay window on the side elevation to serve Bedroom 8.

The bay will project approximately 420mm beyond the existing wall line and will be positioned below the existing eaves, ensuring that it remains subordinate to the main two-storey form of the property.

The canted design reduces the apparent depth and mass of the projection compared with a conventional square bay. Its proportions relate to the existing window openings, while the proposed frame colour and external finishes will match or complement the existing fenestration.

The window provides Bedroom 8 with improved natural light and a conventional eye-level outlook. Its modest scale, sympathetic materials and position on the side elevation ensure that it will not appear prominent or incongruous within the streetscene.

3.10 / RESIDENTIAL AMENITY

The proposed C2 use will remain domestic in scale and character. The maximum occupancy will be limited to eight adult residents, with care staff working on a managed shift basis.

The new canted bay window is positioned on the side elevation and serves Bedroom 8. The bay will project approximately 420mm beyond the existing wall line and will be positioned below the existing eaves, ensuring that it remains subordinate to the main two-storey form of the property.

The canted geometry reduces direct oblique views toward the adjoining property. The relationship is further moderated by the established difference in ground levels and existing mature boundary vegetation. The bay does not directly face a principal habitable-room window at an equivalent level and will not result in an unacceptable loss of privacy.

The limited projection is insufficient to create a material overbearing or overshadowing effect. Existing boundary treatments will be retained, and the proposal will not result in an unacceptable loss of daylight, outlook or amenity for neighbouring occupiers.

The rear garden will continue to provide secure communal outdoor amenity space for residents.

Bedroom 8 will also retain the existing rooflight, with the proposed bay providing supplementary daylight and a conventional eye-level outlook.

3.11 / BIODIVERSITY

The external works are limited to the installation of a first-floor bay window. The bay does not require an extension at ground-floor level and will not result in the removal or disturbance of existing vegetation or habitat.

The proposal therefore affects no substantive on-site habitat and falls within the statutory de minimis exemption from mandatory biodiversity net gain requirements. Existing garden areas and boundary vegetation will be retained.

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.

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

The proposal supports the provision of specialist residential care accommodation within Use Class C2 for young adults with autism, epilepsy, learning disabilities or complex behavioural support needs. There is a well-documented and increasing demand for regulated, small-scale residential care homes that provide safe, nurturing and stable environments close to local services and community networks.

The proposal will provide a domestic-scale, non-institutional home within an established residential area, comprising eight bedrooms across the ground and first floors. Sanitary provision comprises two private en-suite shower rooms, together with one shared WC and one shared shower room for residents without private facilities. This arrangement provides an appropriate balance between private and communal provision, supporting resident dignity, privacy and independence.

The property is well suited to the proposed use, requiring only limited external alteration in the form of the first-floor canted corner bay window. The care home will be regulated by the Care Quality Commission, and the development will contribute towards the provision of appropriate adult-care accommodation under the Care Act 2014. The proposal will therefore deliver clear social value without creating unacceptable visual, residential amenity or environmental effects.

P4BA - DEVELOPED DESIGN

3.16 / APPRAISAL

The proposal makes effective use of an existing detached dwelling to provide an eight-bedroom residential care home for up to eight adults within Use Class C2. The accommodation will remain domestic in scale and character, providing two ground-floor bedrooms and six first-floor bedrooms, together with appropriate communal and staff accommodation, two private en-suite shower rooms, one shared WC, one shared shower room and secure outdoor amenity space.

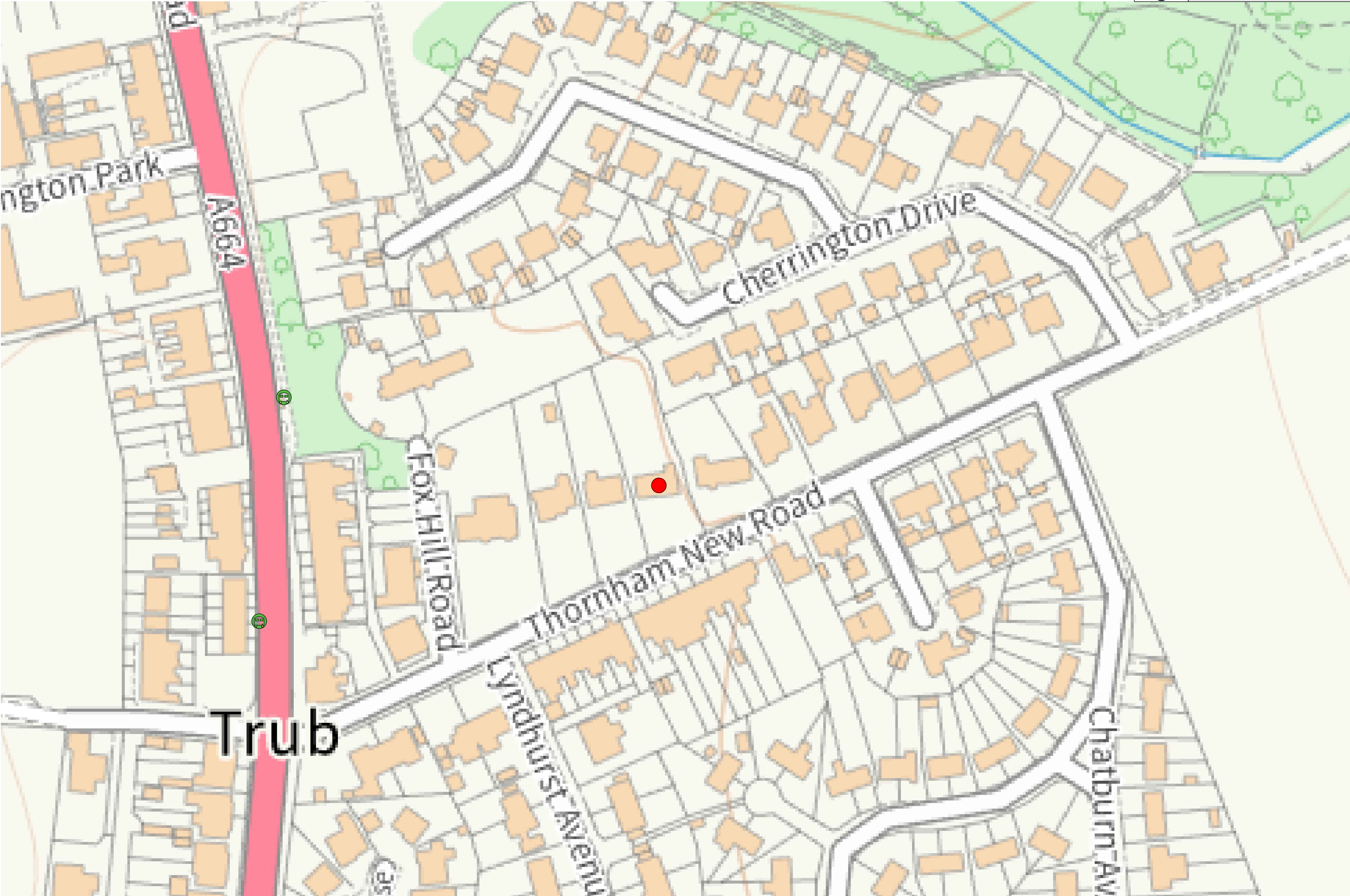
The site is situated within an established residential area with access to local services, Bee Network bus routes and Castleton railway station. The existing driveway, capable of accommodating approximately 3–4 vehicles, will be retained without enlargement and will provide flexibility for staff shift changeovers, visitors, healthcare professionals and deliveries. Secure, covered cycle storage for two bicycles will also be provided within the rear garden.

The additional Bedroom 8 has been formed through the reconfiguration of existing first-floor ancillary space. The associated canted corner bay window projects approximately 420mm from the side elevation and provides the bedroom with improved daylight and an eye-level outlook. Its limited projection, canted form and matching external finishes ensure that it remains subordinate to the existing dwelling and preserves its domestic appearance.

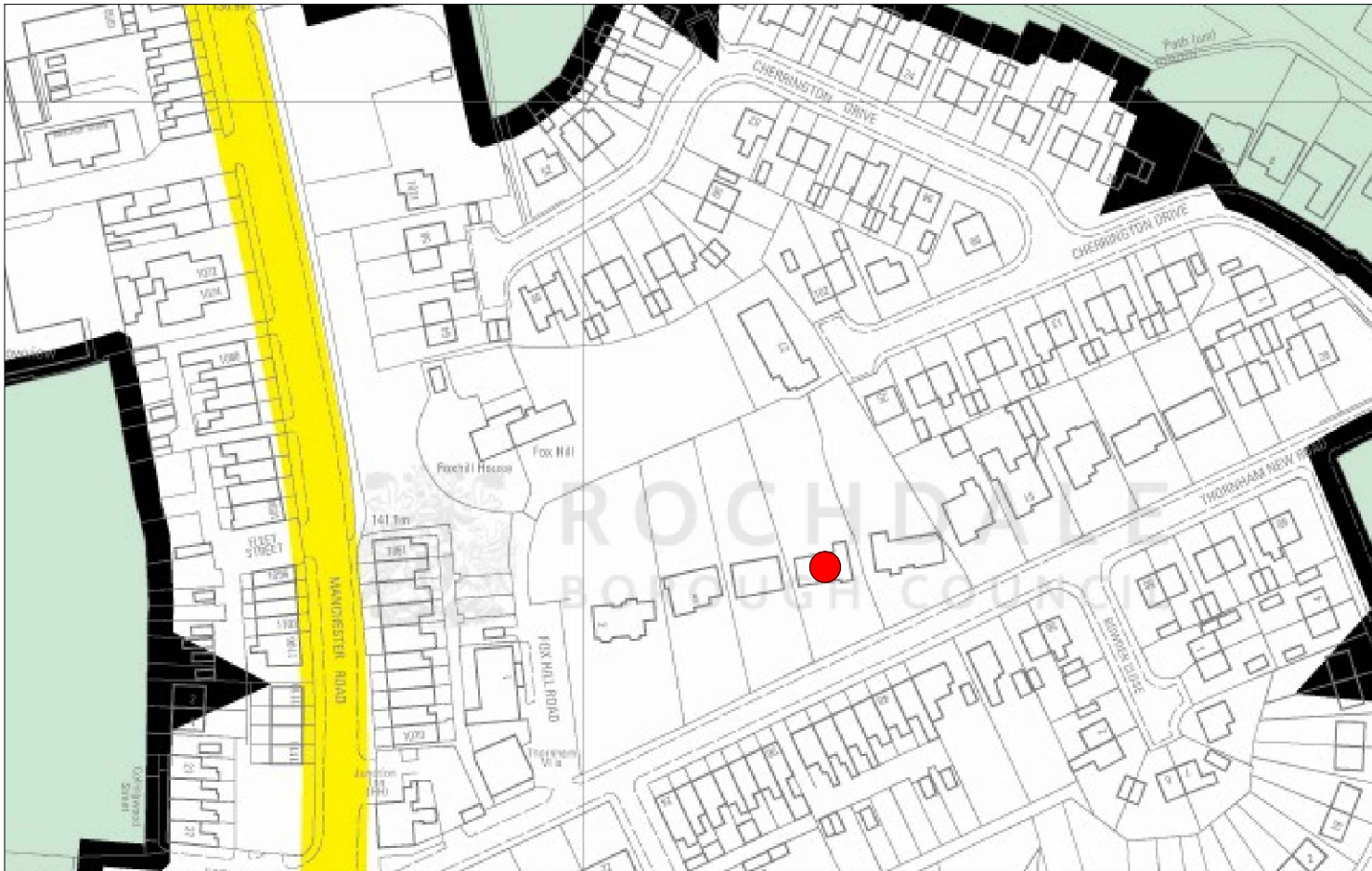
The bay does not directly face a principal habitable-room window at an equivalent level. Its relationship with the adjoining property is further moderated by the difference in ground levels, existing boundary treatment and mature vegetation. The proposal will therefore not result in an unacceptable loss of privacy, daylight or outlook, or create an overbearing or overshadowing effect.

Overall, the proposal provides a suitable form of specialist residential accommodation in an accessible location while retaining the established character of the property and safeguarding neighbouring amenity. The development is therefore considered to accord with the relevant policies of the Rochdale Core Strategy, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

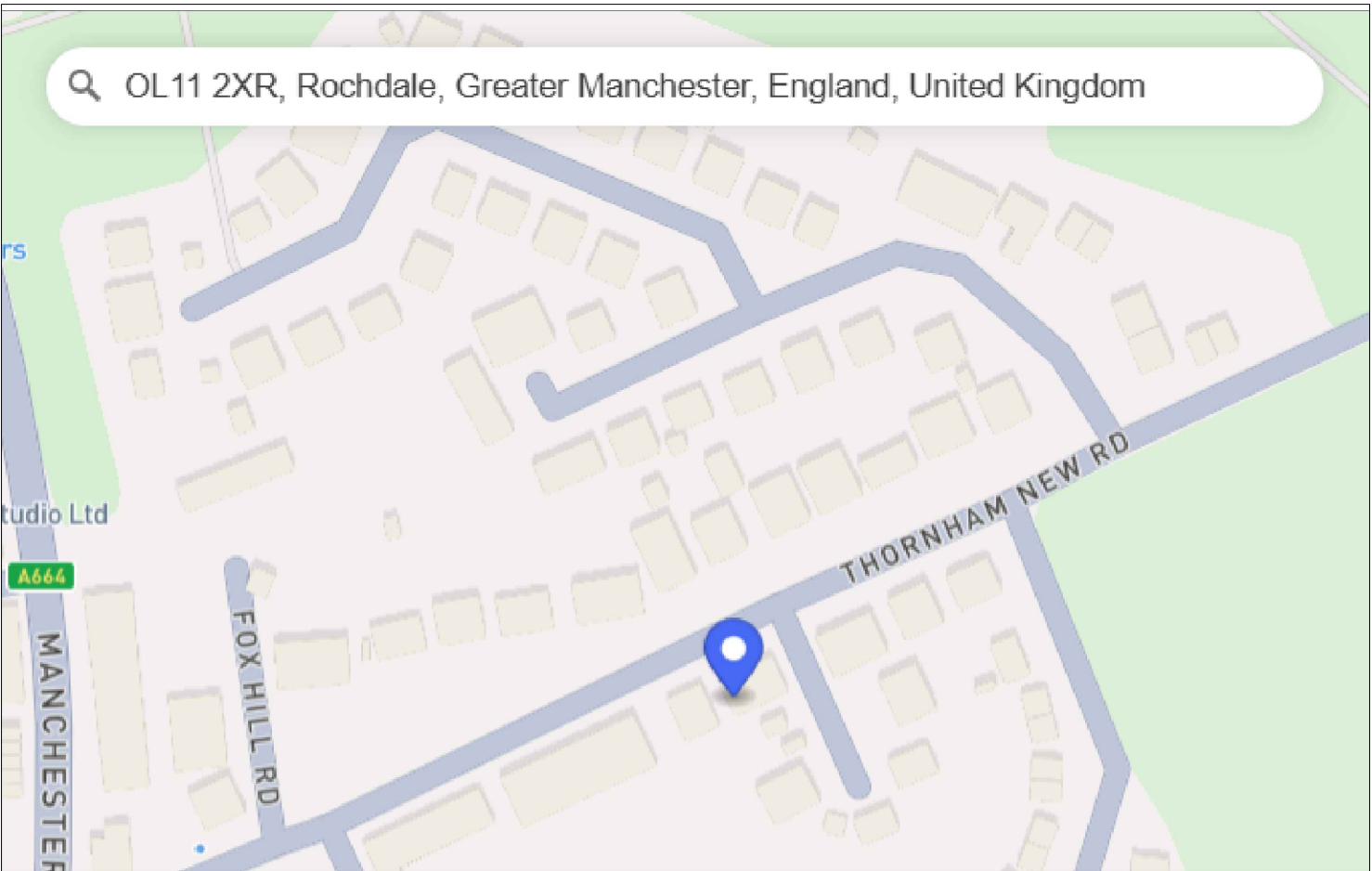
Transport Key:	
	Bus Stop
	Site Location
	Car Parks



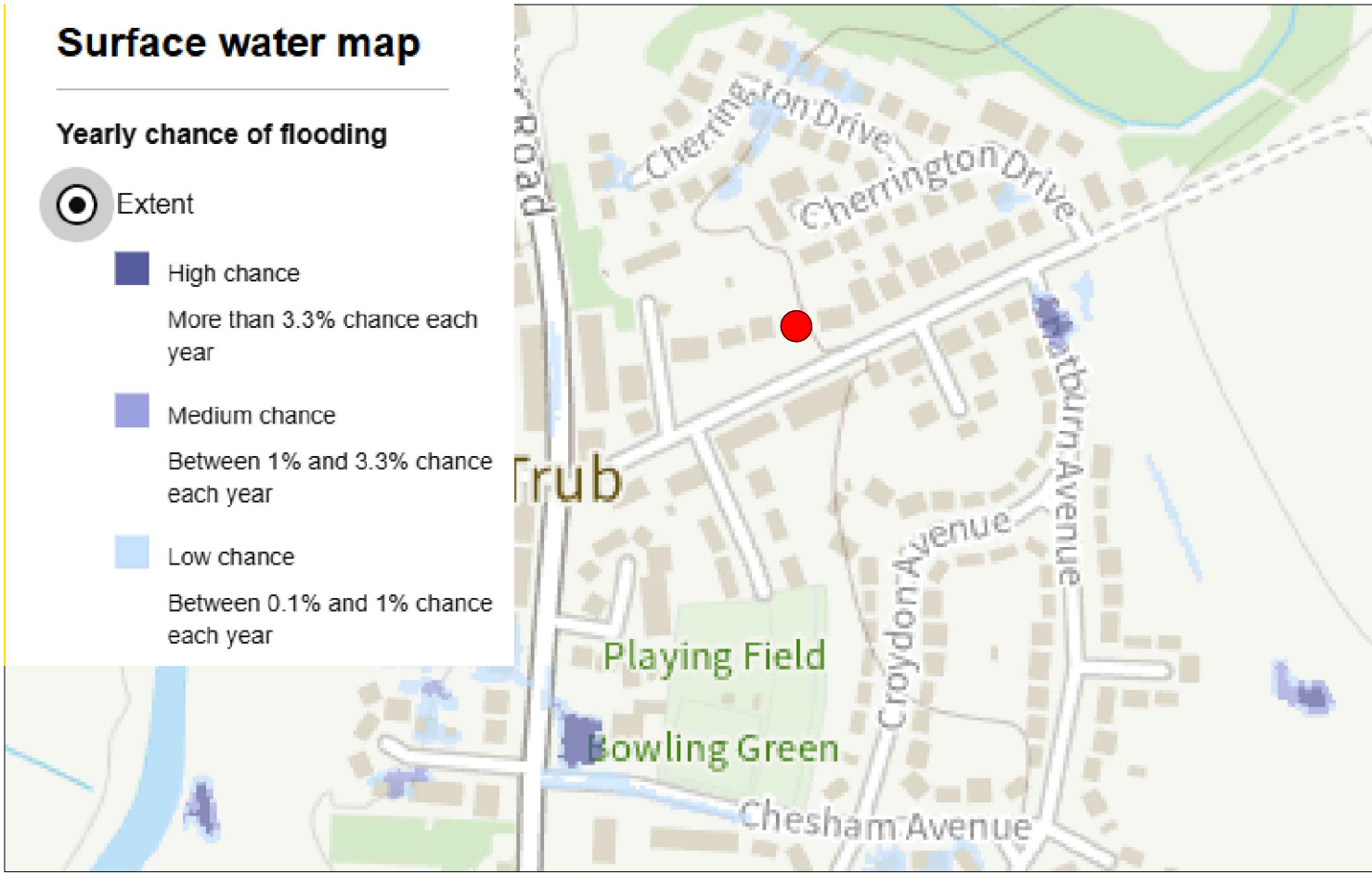
Land Use Map (Unitary Development Plan)



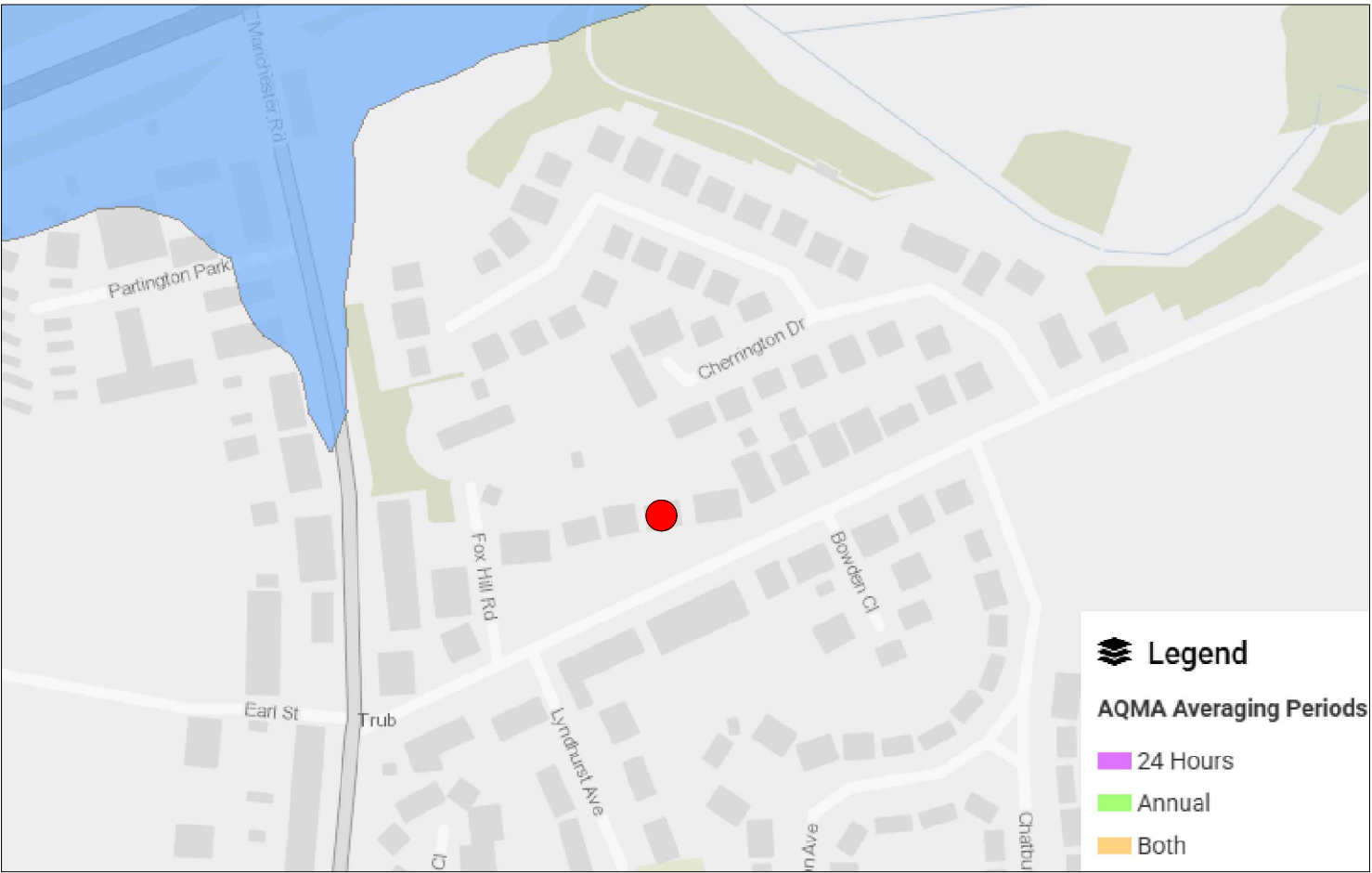
Article 4 Area Map



Flood Risk Map



Air Quality Map



EXISTING SITE PHOTOS



FRONT ELEVATION



REAR GARDEN AREA



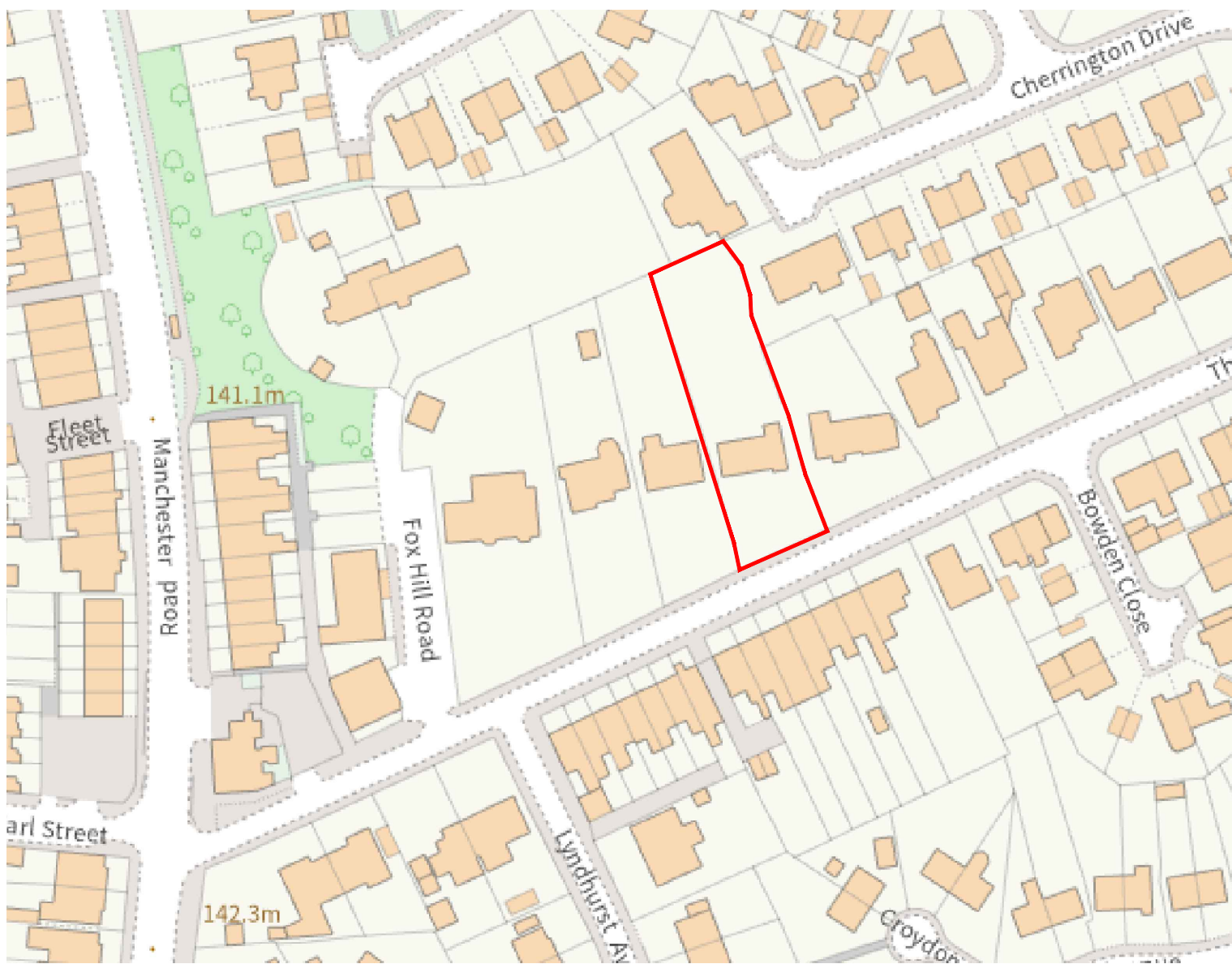
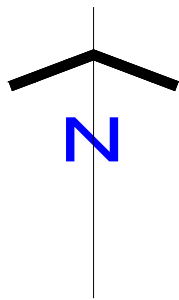
REAR ELEVATION



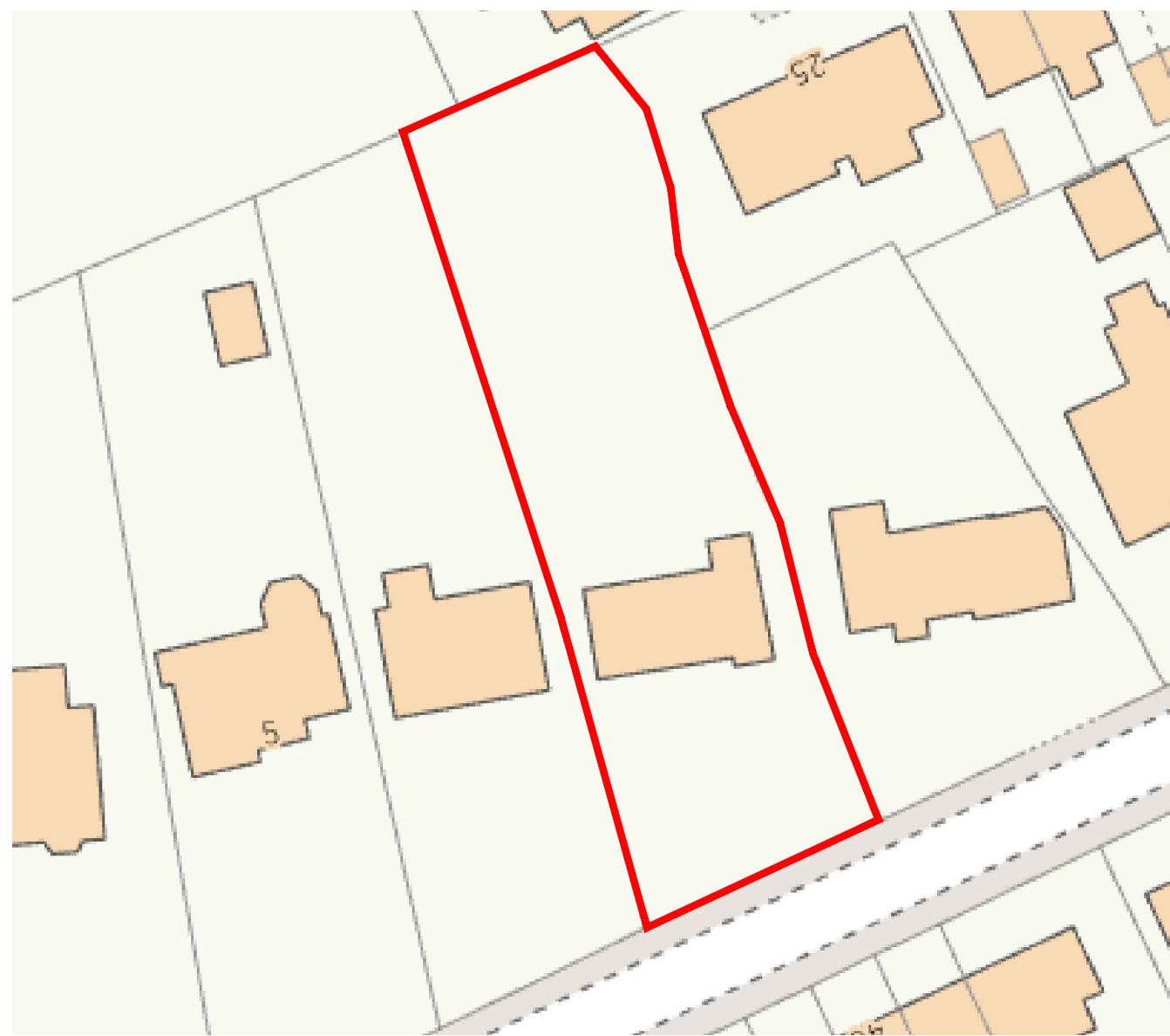
ARIEL VIEW OF REAR ELEVATION/ROOF

Site Location

P4bA



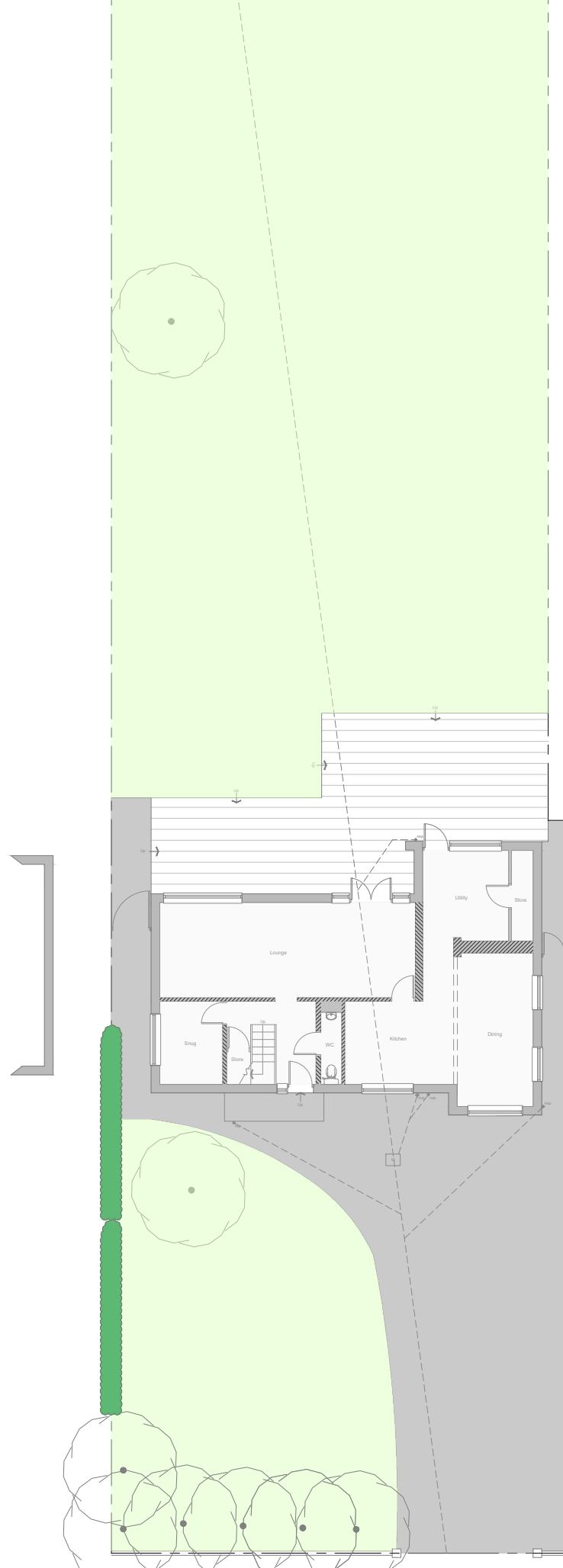
Location Plan (Scale - 1:1250)



Site Plan (Scale - 1:500)

Existing Building

P4bA



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Assumed Existing masonry wall.
Subject to on-site contractor confirmation.

02. Existing Site Plan

26031

0m 2 4 6 8 10m

1:100 @A3

Change of Use | C3 - C2

9 Thornham New Road | Castleton | Rochdale | OL11 2XR

P4bA

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M28 3AQ

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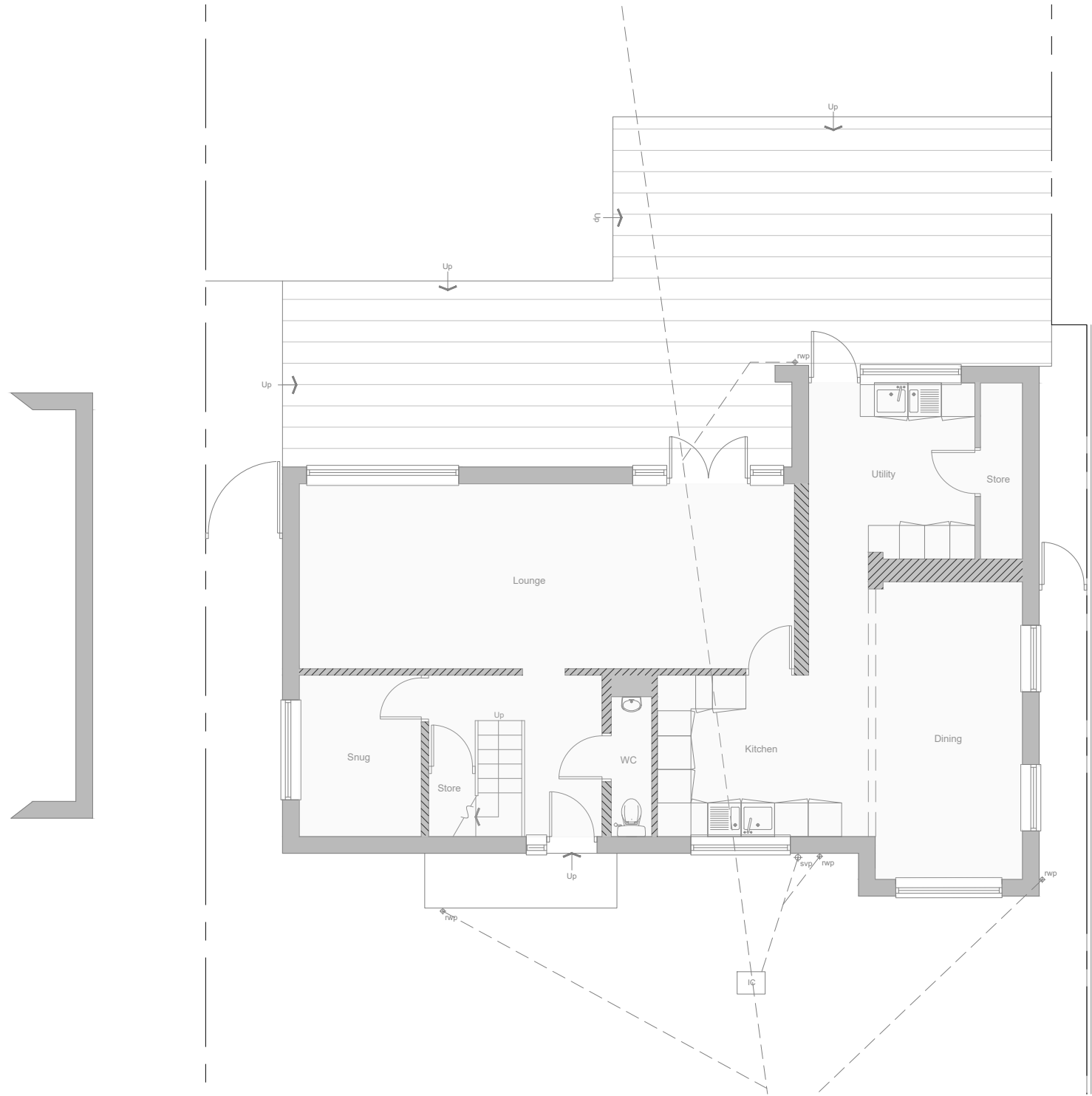
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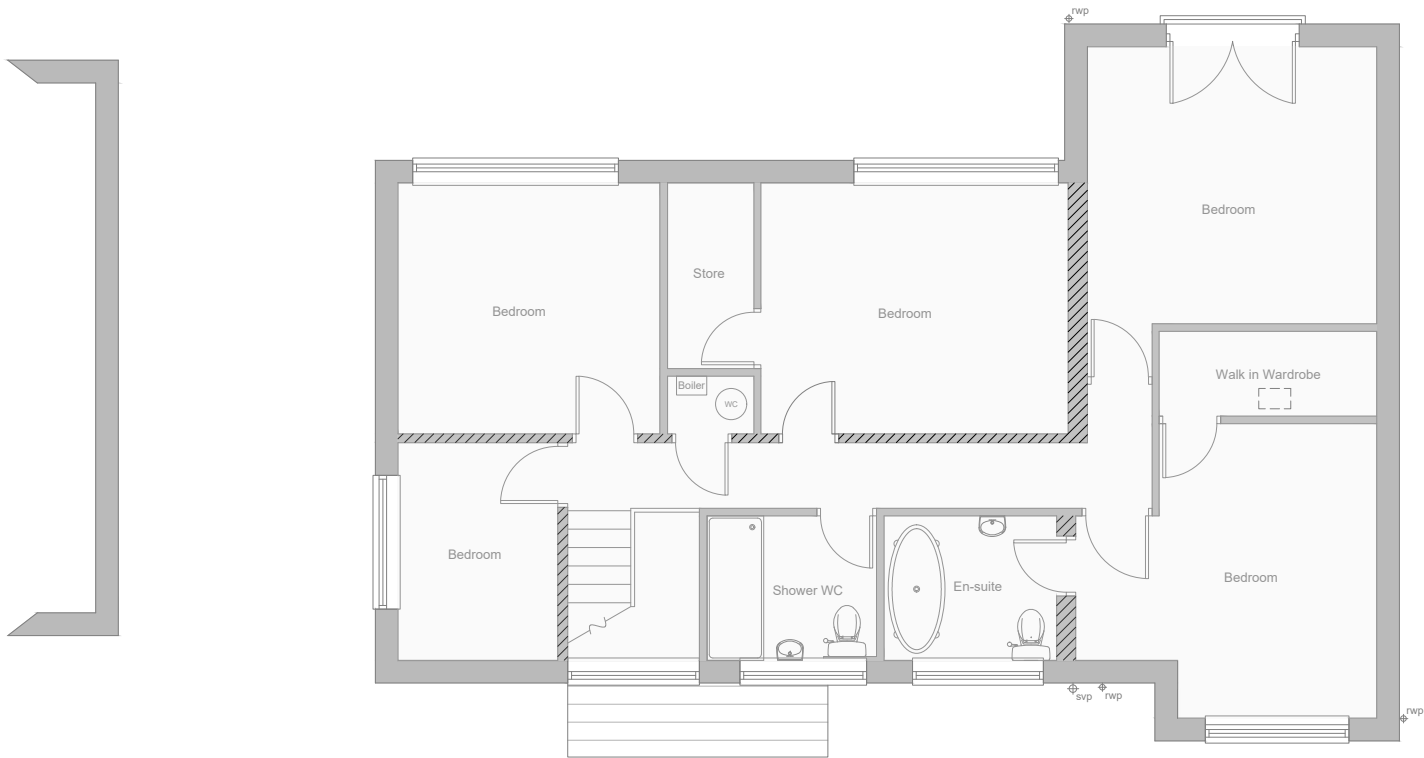
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04. Existing First Floor Plan

26031 0m 1 2 3 4 5m

1:100 @A3

Change of Use | C3 - C2

9 Thornham New Road Castleton Rochdale OL11 2XR



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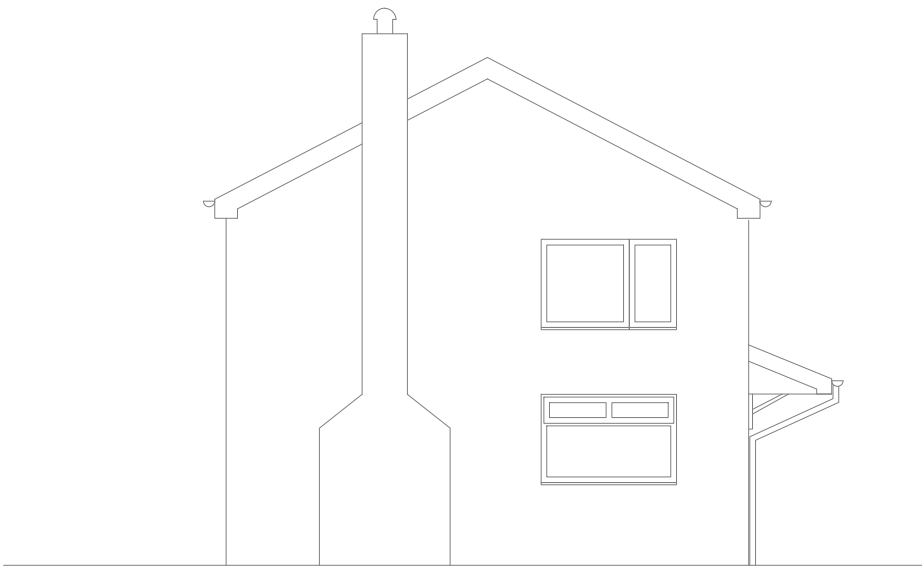
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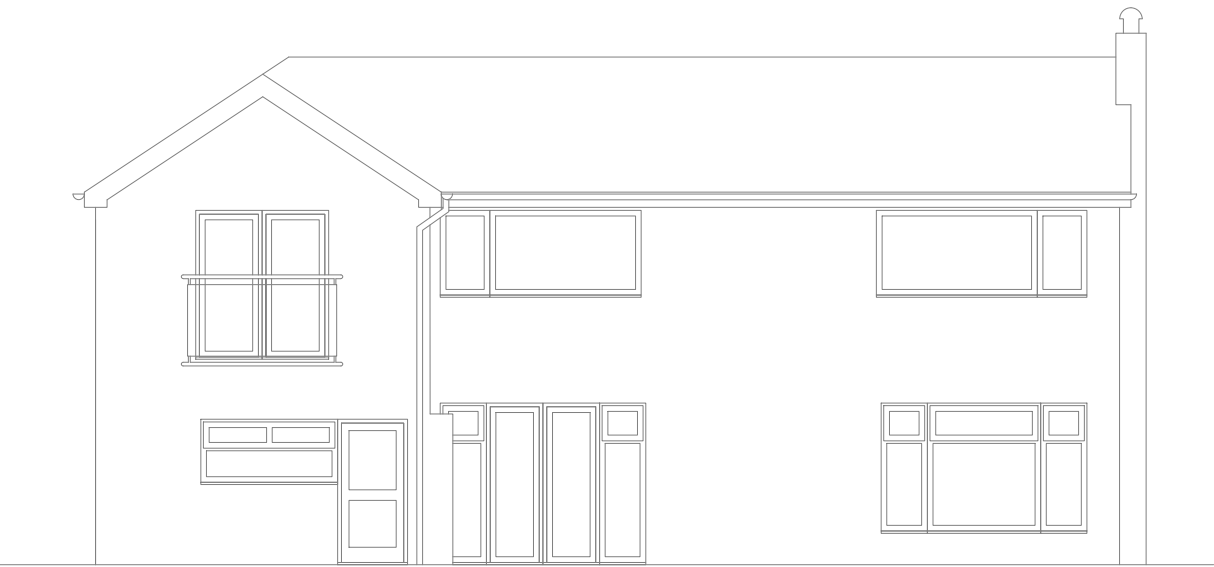
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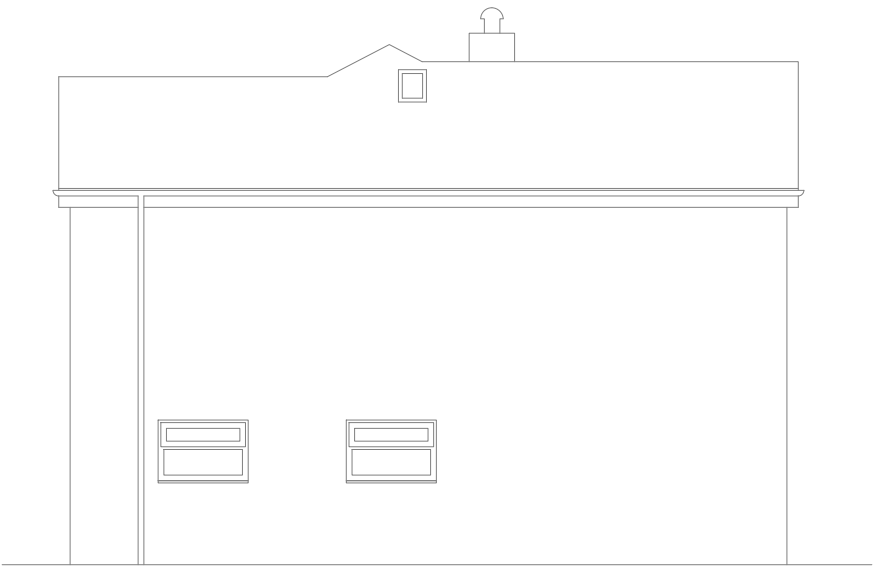
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Proposed Building

P4bA

Key:

240Ltr Food Waste
(Wheeled Brown Bin)

140Ltr Clinical Waste
(Wheeled Yellow Striped Bin)

240Ltr Recycling
(Wheeled Blue Bin)

240Ltr General Waste
(Wheeled Black Bin)



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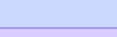
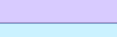
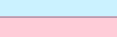
Structural Design

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Schedule of Accommodation	
	1 Person Bedroom
Level 0	2
Level 1	6
Total	8

Design Key	
	Bedroom
	Storage
	Circulation
	Kitchen Diner
	Shower Room / En-suite
	Wc
	Office
	Lounge
	Utility
	Bin Storage Area



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Schedule of Accommodation

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Licensing & Internal Fitout Disclaimer

Where the project involves a change of use to a C2 care home, P4BA drawings must be reviewed and approved by the Care Quality Commission (CQC) and/or Local Authority prior to planning application submission. The inclusion of bedroom, communal or kitchenette layouts not compliant with relevant care home operational and registration standards may invalidate existing planning approval. It is the responsibility of the client, developer or contractor to ensure all furniture, fixtures and fittings comply with relevant CQC registration requirements and applicable care home design standards.

Schedule of Accommodation

	1 Person Bedroom
Level 0	2
Level 1	6
Total	8

Design Key

	Bedroom
	Storage
	Circulation
	Kitchen Diner
	Shower Room / En-suite
	Wc
	Office
	Lounge
	Utility
	Bin Storage Area



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Planning Disclaimer

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.

Structural Design

All structure shown on P4BA drawings is indicative only, it is the structural engineer's responsibility to identify all structural works required.

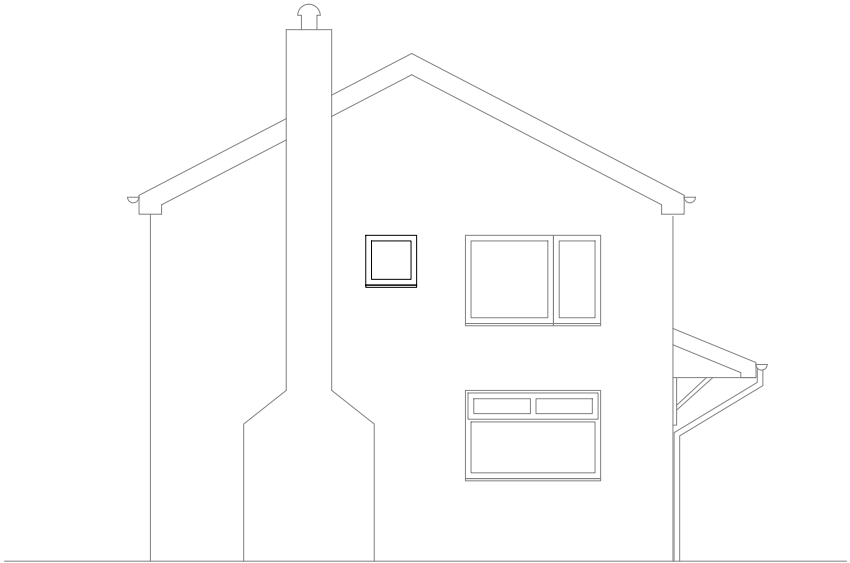
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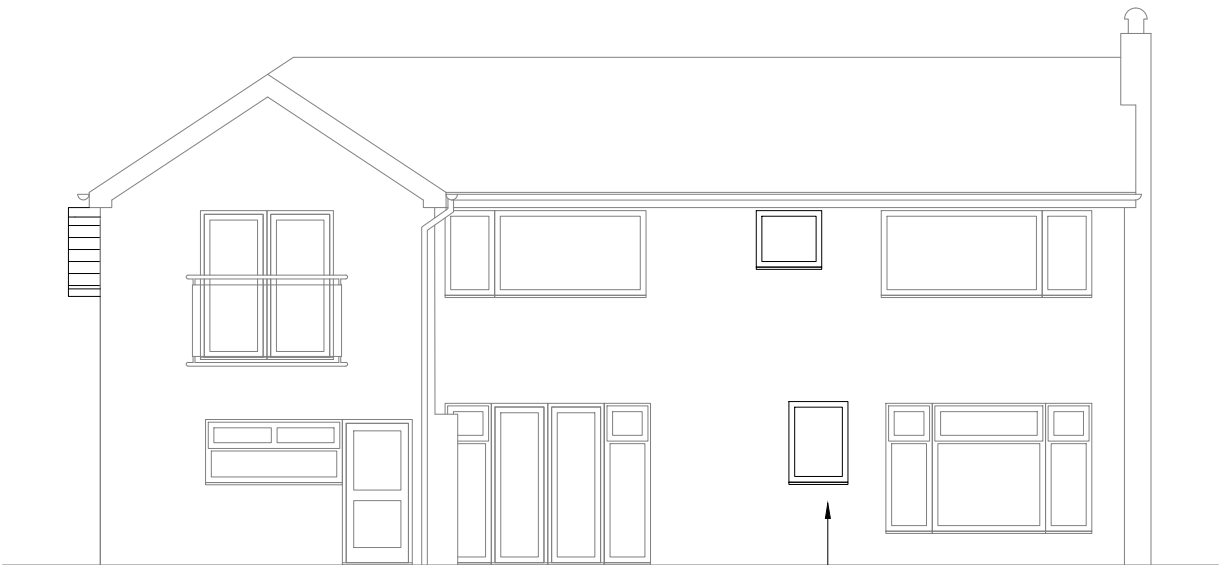
NEW FIRST-FLOOR CANTED CORNER BAY WINDOW TO SERVE BEDROOM 8. WINDOW TO PROJECT 420 MM FROM EXISTING WALL LINE. FRAME COLOUR, SILL, SOFFIT AND EXTERNAL FINISHES TO MATCH EXISTING.



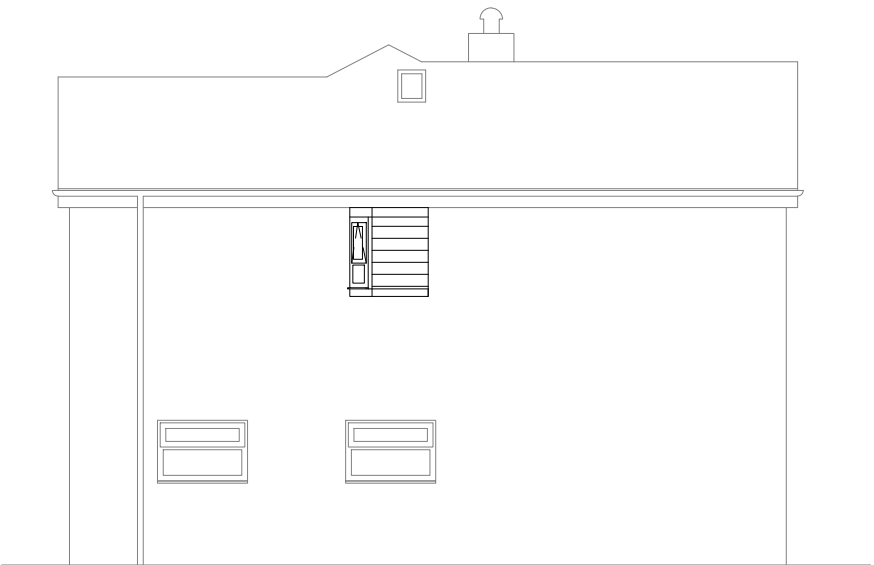
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Ground floor Shower WC window to be obscure glazed.

P4BA

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