Planning Application Supporting Statement

Change of Use of Dwelling (C3 to C2 Use Class)

218 Wythenshawe Road, Manchester M23 0PH

September 2020

RTPI mediation of space · making of place

RIBA

RICS

BERRYS

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PROJECT
Change of Use of dwelling (C3 to C2) - 218 Wythenshawe Road, Manchester M23 0PH

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Contents

1. Introduction....4
2. The Site and Proposed Development....5
3. Planning Assessment....7
4. Conclusion....10

1. Introduction

1.1 This document provides supporting information in respect of a planning application that seeks consent for the change of use of 218 Wythenshawe Road, Manchester from Use Class C3 to Use Class C2.

1.2 The information contained in this document is supplementary to that provided on the completed planning application forms and is to be regarded as forming part of the application. The information contained in this statement is intended to assist the Planning Authority in determination of the proposals.

Background to the Development

1.3 Family Care Associates Ltd is a family-owned provider of residential and education services for young people in need. They own a small portfolio of properties including former residential dwellings that provide care for children and young people.

1.4 One of the properties owned and run by Family Care Associates Ltd is on Chelford Road in Macclesfield, which provides a safe and settled residential environment for children aged 7-18 with learning and/or physical disabilities.

1.5 However, all three children currently residing at Chelford Road, Macclesfield, are children placed by Manchester City Council Children's Services 'out of borough'. Working closely with Manchester City Council Children's Services and the Supported-Needs Monitoring Group, Family Care Associates Ltd wish to relocate the children from Chelford Road, Macclesfield to 218 Wythenshawe Road so that they can be closer to their families and vastly reduce their journey times to schools and other extra-curricular services. Indeed, some of the children already access recreational activities and clubs based in Wythenshaw Park opposite the proposed property. Family Care are working with the Supported Needs Monitoring Group to ensure that the property meets Manchester's standards and that the adaptations are completed with the best outcome of the children. Contact at the Supported-Needs Monitoring Group is:

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2. The Site and Proposed Development

Introduction

2.1 This section explains the nature of the application site and its immediate environment. It also sets the context for demonstrating that the site is suitable for the proposed development.

The Site and its Environment

2.2 218 Wythenshawe Road is an existing dwelling house that lies within an established residential area of Wythenshawe. The property lies to the north of Wythenshawe Road (location identified on plan at figure 1), with residential development to its north and west.

2.3 To the east of 218 Wythenshawe Road the neighbouring property is Northern Moor Medical Practice and to the south, on the opposite side of the road, is Wythenshawe Park and its range of recreational opportunities. Both the medical practice and Wythenshawe Park provide significant resources for the children, more so for those residing at the dwelling given their complex learning and physical disabilities.

2.4 Aside from the medical practice and Wythenshawe Park, the residential area within which the property is located is well served by other existing leisure and community services and facilities including schools. The property is also located in close proximity to several public transport links, including the new Metrolink Station. These links will provide ease of access to the property for the children's families, a significant locational requirement.

2.5 The existing dwelling is a substantial detached property extending to a large lounge, a kitchen/dining room, utility room, ground floor wc, four substantial bedrooms (one en-suite), a bathroom, an office, and an integral garage. It lies within a large residential curtilage that provides ample amenity space and car parking. Significantly the property is bounded to the front by walls and remote-controlled access gates, whilst to the rear the property has a large enclosed garden, that is not over-looked. The property will therefore provide the children with the high sense of security that they require.



Figure 1: Google Maps Aerial Imagery with site location identified

The Proposed Development

2.6 The proposed development is the change of use of an existing dwelling house from C3 to C2 use to enable children to reside within their local area, in close proximity to their families, schools and clubs. They will be cared for in a safe and secure environment whilst receiving the support offered by Family Care Associates, to ensure that their specialist care needs are met.

2.7 No significant changes to the property are required to enable its change of use. The only potential adaptations are anticipated to be the conversion of the garage to an accessible bedroom and wet room (physical disability requirement) and those required to meet the requirements of the fire officer (such as a fire alarm system, emergency lighting and the replacement of internal doors with fire doors).

3. Planning Assessment

The Need for Planning Permission

3.1 The existing use of 218 Wythenshawe Road is Use Class C3(a), a dwellinghouse used by a single person or people to be regarded as forming a single household.

3.2 The proposed use of the property is C2: a residential institution that provides residential accommodation and care to people in need of care.

3.3 The proposed use of 218 Wythenshawe Road will provide accommodation for up to 4 young people and the development will require attendance by a team of up to 15 members of staff (14 carers and the registered manager), although only a small proportion of this team would be at the property at any one time and at night time only 2 carers would "sleep in", plus 1 waking night staff member.

3.4 This application therefore seeks a change of use of the property from C3(a) to C2 Use.

Impact of the Proposed Development

3.5 Whilst the Use Class of the property may change, the proposal would not materially change the character of the property as a dwelling house. As previously detailed, no significant changes to the property are required to enable its change of use and any increase in movements to and from the property would not result in a level of movement significantly different to that associated with many other dwelling houses and would not, therefore, adversely affect either the character or amenity of the area.

3.6 The change of use of the property from C3(a) to C2 would not, therefore, be materially different from its existing residential use.

Planning Policy Framework

3.7 Section 38(6) of the Planning and Compulsory Purchase Act 2004 details that determination of planning applications must be in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan comprises several documents including, of most significance:

- The Core Strategy;

- The Interactive Proposals Map; and
- Extant (remaining) Unitary Development Plan policies

3.8 The policies and proposals contained within these documents most pertinent to the proposed development are:

- Core Strategy Policy SP1: *Spatial Principles*

This policy details that development in Manchester should make "a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income".

- Core Strategy Policy H1: *Overall Housing Provision*

Policy H1 builds on policy SP1 by stating that development should provide house types that meet the needs of Manchester's diverse and growing population, including disabled people and people with specific support requirements.

- Extant Development Control Policy 2: *Resthomes and Nursing Homes (Class C2)*

The Council will have regard to this policy in determining planning applications for rest homes, nursing homes and other uses within Class C2 of the Use Classes Order. The policy aims to ensure that no unacceptable adverse impacts arise from a class C2 development, including adverse impacts in respect to:

- the amenity of neighbouring residents;
- the standard of accommodation for the intended occupiers of the premises;
- visual amenity;
- car parking and servicing; and
- the desirability of avoiding an over-concentration of special needs or housing in any one area of the City.

3.9 The dwelling has been identified by Family Care as it:

- is in an established residential area;
- will address an otherwise unmet need for such specialist accommodation in the local area and has the support of Manchester City Council Children's Services;
- is located close to the services and facilities of most importance to the children, particularly schools and their birth families;
- provides a safe, secure residential environment, with ample internal and exterior space; and

- does not require any significant alterations to its exterior appearance except for some minor alterations to the existing garage.

3.10 In addition, and significantly, the application supports the 'Our Manchester' strategy around health and social care. The children being within their own borough means they are closer to their schools, have better access to health services, including occupational and physiotherapy services which is in line with the 'Our Manchester' Strategy around integrated health and social care services.

3.11 Given the above, it is evident that the proposed change of use of the property fully accords with the aims, objectives, and policies of the adopted development plan and the overarching 'Our Manchester' Strategy.

4. Conclusion

4.1 The proposed development is the change of use of a dwelling from a C3 to C2 use.

4.2 The development will ensure that 218 Wythenshawe Road provides a safe and secure residential environment for local children with specialist needs. They will reside in close proximity to important services and facilities such as schools and where the children's families can visit them with ease.

4.3 The change of use does not require any significant changes to the property and would not, therefore, result in any unacceptable adverse impacts upon the character of the property as a dwelling, the character and amenity of the local residential area or other interests of acknowledged importance.

4.4 The proposed development is considered to fully accord with the aims and objectives of the adopted development plan. We would therefore respectfully request that this proposal is approved without delay.