ALPHAN
DESIGN & BUILD

Statement to Support Lawful Development Application

107 Dickenson Rd, Manchester, M14 5AZ

7/13/2019

'Use of premises as a home for up to 4 children or young people with up to 2 resident carers sleeping overnight, all living together under 1 household.'

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Introduction

I write this on behalf of Home Care Group Ltd as the look to confirm that the proposed use of the property 107 Dickenson Rd currently under use class C3a can be used as a residential care home for children or young people with resident carers all of whom form art of a single household which falls under use class C3b, therefore as both uses fall under class C3 and therefore the traditional methods of planning are not required in this particular case.

Homecare Group Ltd already have ownership of the property and seek confirmation before they proceed, It will help ensure that Homecare Group Ltd meets all the necessary planning requirements in order to be able to successfully achieve Ofsted registration.

Homecare Group Ltd

Homecare Group Ltd is a new specialist provider in care services for young people, with the owners having worked in care sector up and down the UK, Homecare Group look to bring care services into emerging areas that can provide long term stable environments with a wealth of opportunity's with respect to work and education for young people to live within.

'We have highlighted in order for children and young people to move forward towards a life of independence and opportunity it is vital to put them within environments that allow them to prosper and give them direct access to the opportunities that are available whether that be educational advancements or beginning their journey on the career ladder. Our duty is to provide these children with the necessary skillsets to allow them to transition into adulthood.'

Homecare Group through there experience have highlighted 107 Dickenson Rd as a property which meets the company's property standard criteria, it is not only in an area which presents a great deal of opportunity for work and education, it also has privacy and security features from public and neighbouring properties.

Planning Use

Homecare Group has identified 107 Dickenson Rd as a suitable property for the use as a small specialist care home for young people. The home will accommodate up to 4 young people with up to 2 full time staff carers that will sleep on the premises to provide 24 hour care.

In order for Homecare Group to achieve Ofsted registration we are required to provide written confirmation that the homes are lawful and acceptable from the perspective of planning.

Under the Town and County Planning (Use Classes) Order 1987 (England). (As amended), C3b is defined as 'not more than 6 residents living together as a single household where care is provided for residents.' This falls within the same use class C3, as C3a, 'a single person or by people to be regarded as forming a single household.' As such, no change of use would take place.

Another issue of relevance relates to the number of people forming the 'household'. It was established in case law (a judgment of the Court of Appeal in R (Hossacks) v Kettering BC (2002) EWCA Civ 886) that 'the limit in class C3 to no more than six persons is an important consideration as with no more than that number, it would be more likely that a person would be living as part of a single household than if it were significantly more than six; the smaller the number of occupants, the more intimate, integrated and cohesive their occupancy would be likely to be and more likely they are to be regarded as a single household.'

Living together as a Single Household

It is also maintained there is no material difference in planning terms between the proposed use and the typical residential household, to necessitate a requirement for the traditional procedures of planning permission to apply. It is important to confirm that the nature of the specialist home provide by Homecare Group will ensure that the use falls within class C3b. The carers will effectively live at the dwelling house to provide 24 hour care, as a single household. Facilities such as the bathroom/wc, kitchen and living rooms, will be shared and the living mode will be communal. The comings and goings associated with the use will not be materially different from a typical residential household.

Conclusion

It is contended that the existing use of the property falls with C3a of the Use Classes order and that the proposed use fall within class C3b. As both are within the same use class a change of use planning application would not amount to a development in accordance with 55(2)(f) of the town and Country Planning Act.

Traditional Planning is accordingly not required for the proposed use which could lawfully take place within the subject promises Therefore a Lawful Development Certificate therefore should be granted.

It is hereby requested that a Certificate of Lawful Development be granted for the use of 107 Dickenson Rd Manchester, M14 5AZ s a dwelling house to be occupied as a home for up to 4 young people with up to 2 full time live in carers to form a single household.

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LOCATION PLAN

107 DICKENSON RD, MANCHESTER, M14 5AZ

PURPOSE OF ISSUE	UNITS	SCALE
PLANNING	MM	1:1250

- Do not scale from this drawings.
- All details should be checked onsite before work commences by contractor
- Any discrepensies should be reported to Architect immediatley.
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LOCATION PLAN 1:1250

Map area bounded by: 385763,395104 385963,395304. Produced on 01 April 2019 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2019. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p4buk/334890/455286

Title: LOCATION PLAN	Dwg Ref.: 107DKRD	Drawn By: H.N.
Client Name: RAWID REHMAN	Date: 01/04/2019	Sheet No.: 1
Project Add: 107 DICKENSON RD, M14 5AZ	Scale: A4	Revision: N/A

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EXISTING PLANS

107 DICKENSON RD, MANCHESTER, M14 5AZ

PURPOSE OF ISSUE	UNITS	SCALE
PLANNING	MM	VAR

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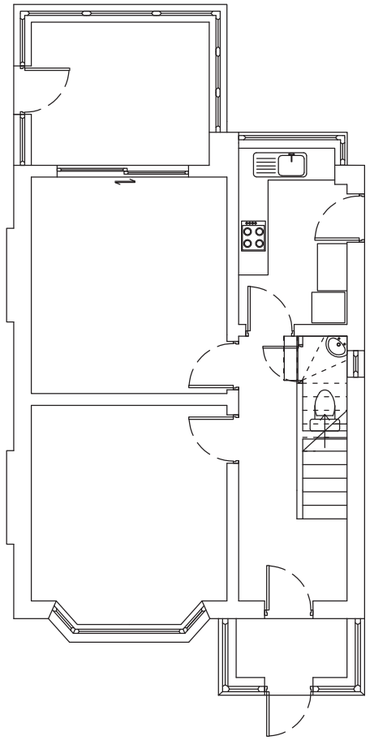
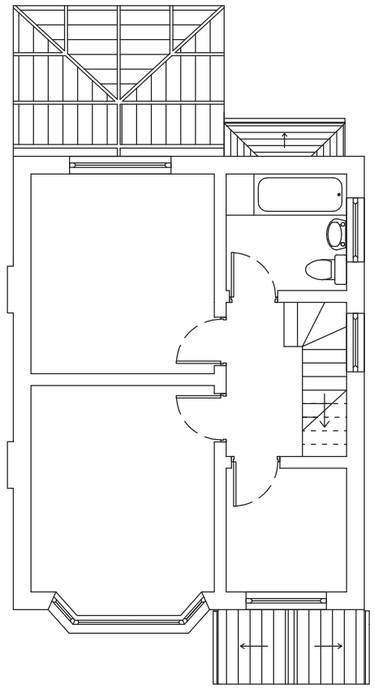
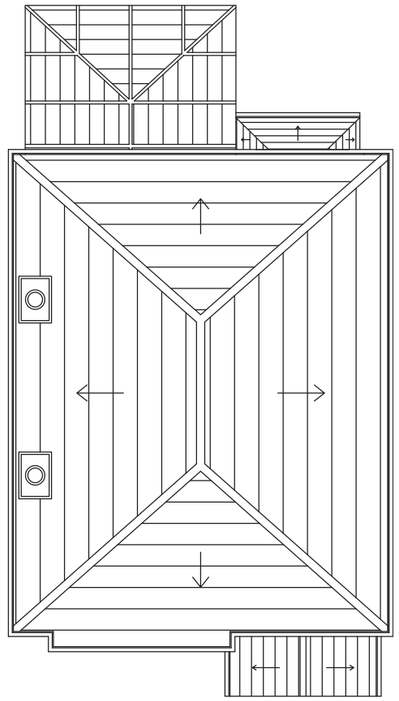


GROUND FLOOR PLAN



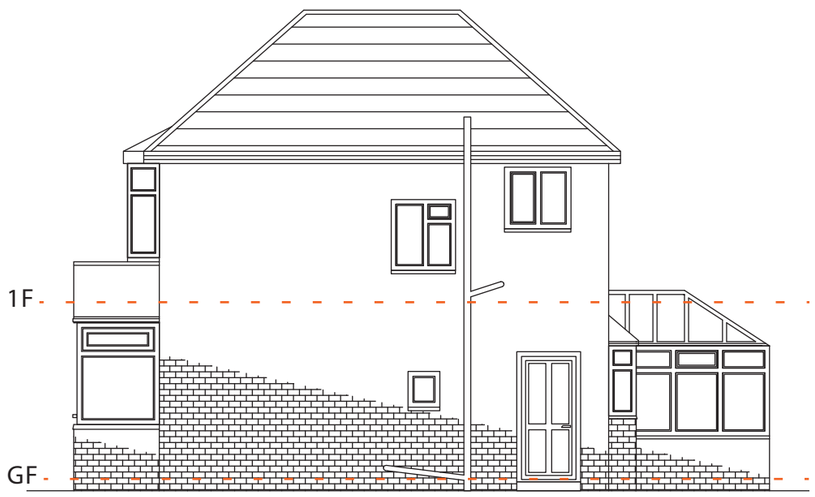
FIRST FLOOR PLAN



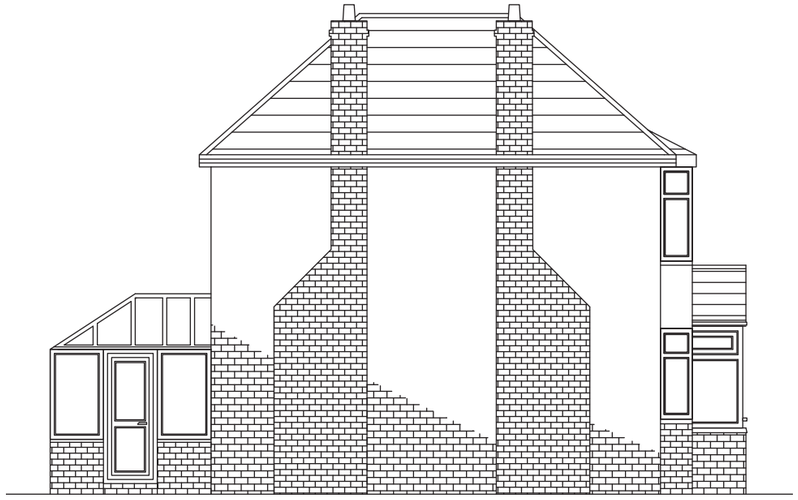
ROOF PLAN



FRONT ELEVATION



SIDE ELEVATION



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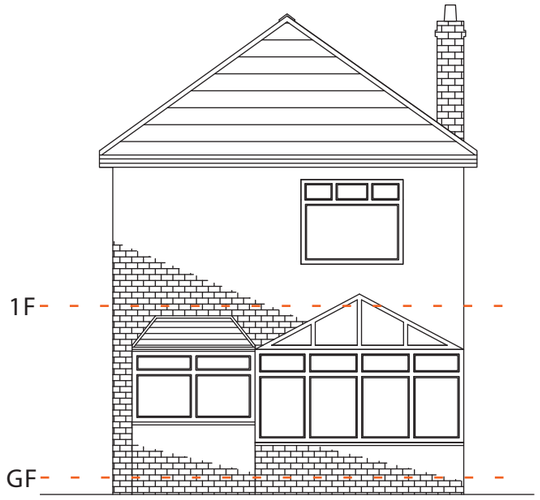

REAR ELEVATION

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Project Add: 107 DICKENSON RD, M14 5AZ		Scale: A4	Revision: N/A

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PROPOSED PLANS

107 DICKENSON RD, MANCHESTER, M14 5AZ

PURPOSE OF ISSUE	UNITS	SCALE
PLANNING	MM	VAR

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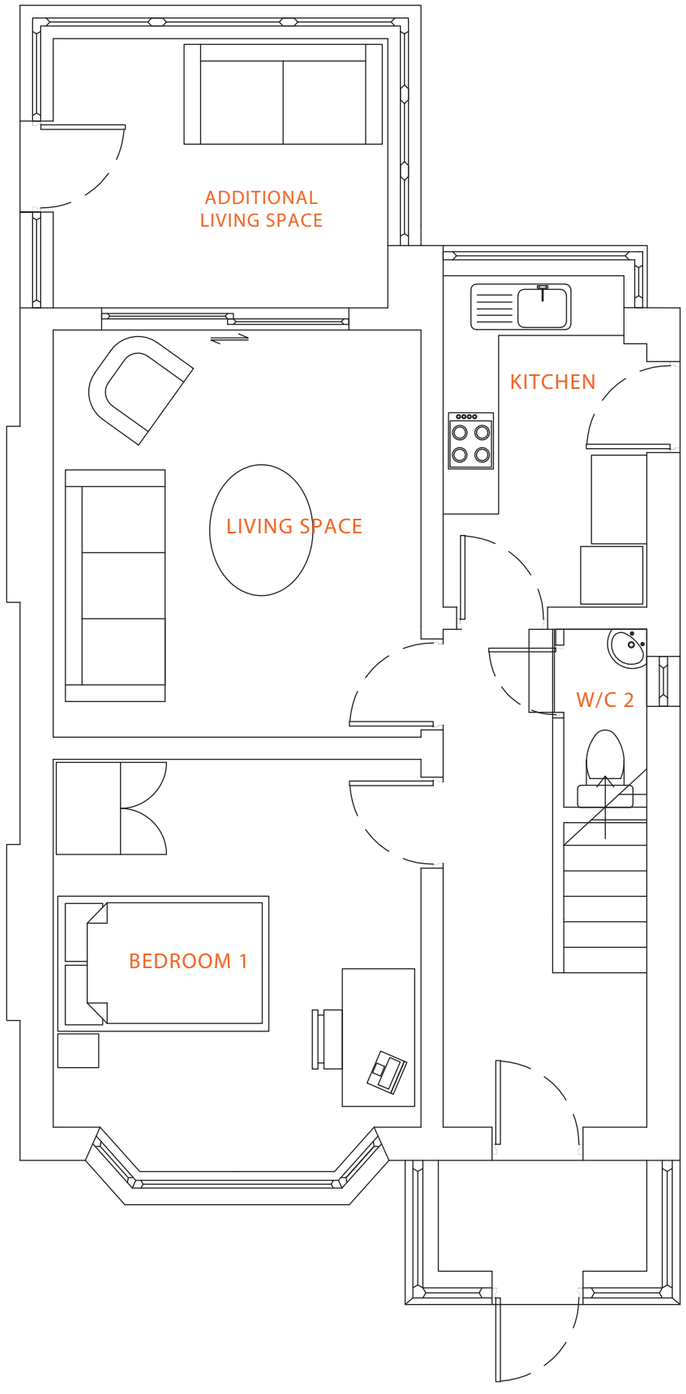
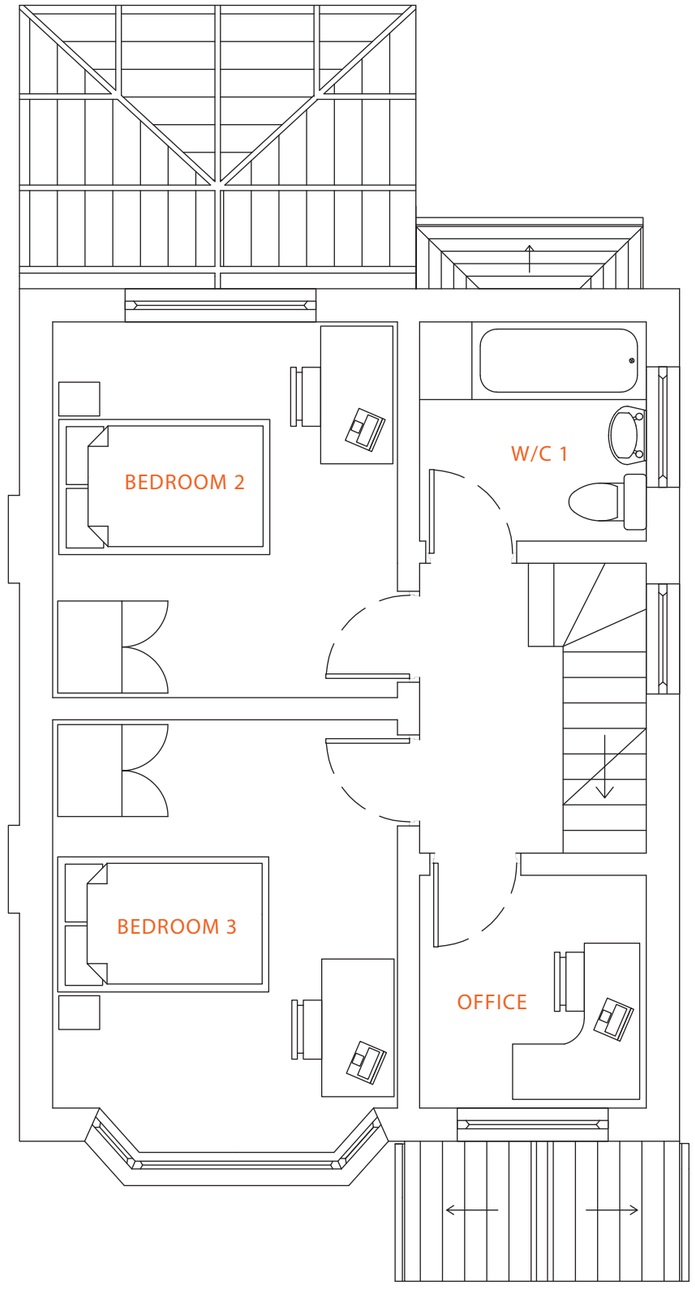
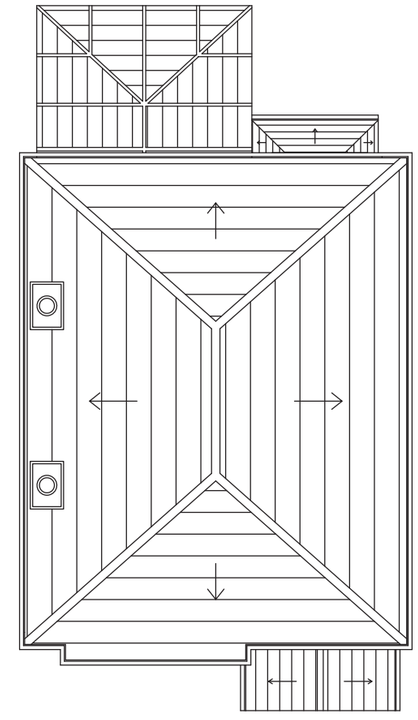


PROPOSED FLOOR PLAN - 1:50



PROPOSED SECOND FLOOR PLAN - 1:50



PROPOSED ROOF PLAN - 1:100

Title: PROPOSED PLANS	Dwg Ref.: 107DKRD	Drawn By: H.N.
Client Name: RAWID REHMAN	Date: 04/05/2019	Sheet No.: 4
Project Add: 107 DICKENSON RD, M14 5AZ	Scale: A 3	Revision: N/A

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PROPOSED PLANS

107 DICKENSON RD, MANCHESTER, M14 5AZ

PURPOSE OF ISSUE	UNITS	SCALE
PLANNING	MM	1:100

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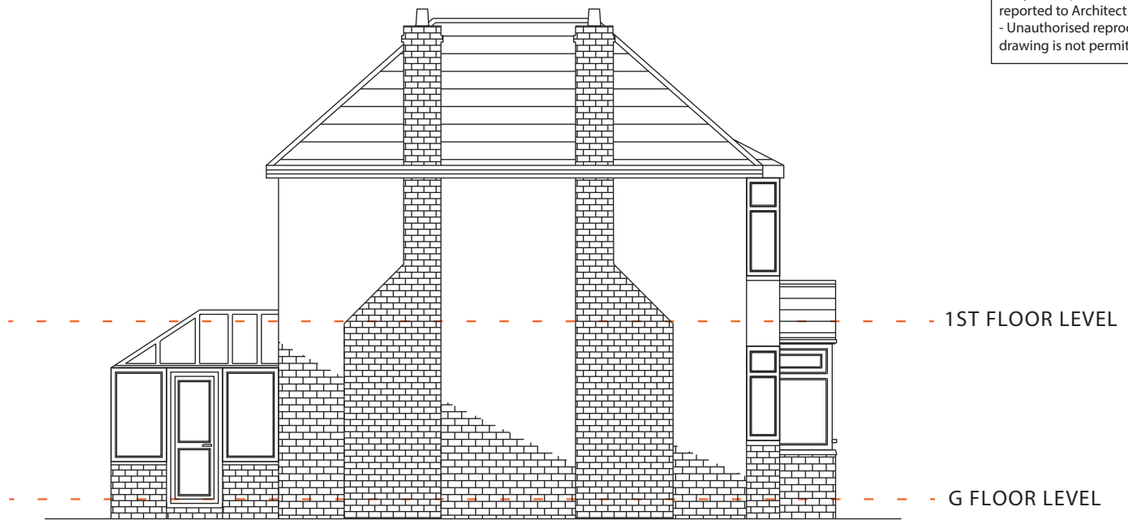
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

Title: PROPOSED PLANS		Dwg Ref.: 107DKRD	Drawn By: H.N.
Client Name: RAWID REHMAN		Date: 04/05/2019	Sheet No.: 5
Project Add: 107 DICKENSON RD, M14 5AZ		Scale: 1:100 @ A3	Revision: N/A

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PROPOSED SITE PLAN

107 DICKENSON RD, MANCHESTER, M14 5AZ

PURPOSE OF ISSUE	UNITS	SCALE
PLANNING	MM	1:100

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CONYNGHAM RD

PARKING AREA

GARAGE

BIN STORAGE

BOUNDARY LINE

PAVED PATH

LANDSCAPED AREA

BOUNDARY LINE

SITE PLAN 1:100

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