



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning, Design and Access Statement:

Change of use from HMO (C4) to (C2) for a children's
residential home at: 8 Beech Grove, Manchester M14
6UY

Drafted by **Planning By Design**

On Behalf of Ben Hollins (Care Group Northwest LTD)

Application

Planning By Design (the agent) has been instructed to act on behalf of Ben Hollins (Care Group Northwest LTD) (the applicant) to submit a planning application to Manchester City Council (the Local Planning Authority) for: the change of use of the site from HMO (C4) to (C2) for a children's residential home (the proposal) at: 8 Beech Grove, Manchester M14 6UY (the site). In support of this application, the following Planning, Design and Access Statement have been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

Site Location

The property is a mid-terraced 5-bedroom house situated within the Withington area of South Manchester, located within a predominantly residential area, surrounded by similar terraced houses. The site includes a private rear garden. At present, it has C4 use, which is a small HMO for which it had a certificate approved in 2015.

There is Article 4 HMO direction in place; however, the site is not associated with any other known planning constraints or particularly sensitive landscape designations.



Fig. 1: Site Location Plan

Planning History

- **109057/LE/2015/S1** | Certificate of Existing Lawful Development for use of premises as a five-bedroom House in Multiple Occupation (Class C4)

Examples of similar approved applications, setting a precedent for the proposal, include:

- **141558/FO/2024** | Change of use from residential dwellinghouse (Use Class C3(a)) to a children's care home (Use Class C2) for a maximum of three children - 20 Kensington Road, Manchester M21 9QJ
- **142555/LP/2025** | Use of dwellinghouse (Class C3) as a small children's home (Class C2), for up to two young people aged between 7 and 17 years, with up to three carers working on a rota basis to provide 24-hour care. | 2 Queenhill Road, Manchester M22 4HW
- **140047/LP/2024** | Use of a dwelling (use class C3a) as a children's home for a maximum of two children, with up to three carers, two sleeping overnight working on a rota basis (use class C2) | 74 Barlow Road, Manchester M19 3EF

The Proposal

Planning permission is sought for a change of use of the site from a HMO (C4 usage) into a proposed children's residential home, for up to three children (Class C2 for residential institutions). There are no proposed physical or structural alterations to the external elevations or internal floor plans; the development will utilise the existing planform, but repurpose some rooms. The site has an adequate GIA and room sizes as per nationally described space standards; the room layout is as follows:

Basement

- Cellar rooms

Ground Floor

- Hallway
- Kitchen
- Utility
- Living room: 12m²
- Staff room/ office = 13m²

First Floor

- Single Occupancy Child Bedroom 1 = 11.1m²
- Single Occupancy Child Bedroom 2 = 10m²
- Staff room = 12.5m² + en-suite
- Shower room

Second Floor

- Single Occupancy Child Bedroom = 14.6 m²

Refuse and recycling will be provided in the property curtilage. There are also ample external amenity spaces provided for relaxation and recreation within the rear garden. There will be no changes to the exterior of the dwelling, as outlined in the drawings accompanying this application.



Fig.2 – Proposed floor plans

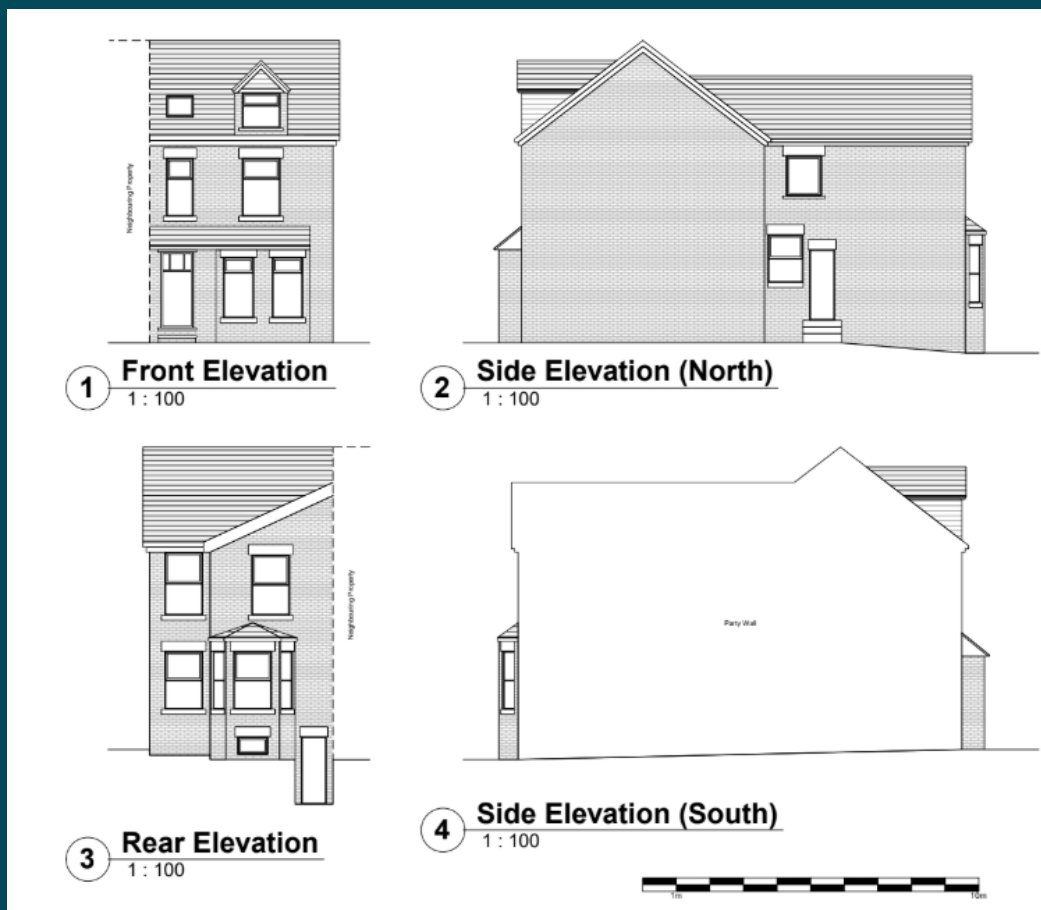


Fig.3 – Proposed elevations

Context of proposal

The following information has been prepared by the applicant to provide context for and support the application:

Executive Summary

Care Group Northwest Ltd (Company No: 16479036) is a private limited company dedicated to providing high-quality, therapeutic residential care for children and young people who are unable to live in traditional home environments due to complex emotional, psychological, or behavioural needs. Our flagship service, Oasis House, is a purpose-designed children's home situated in a 4-bedroom semi-detached property in the Fallowfield area of Manchester. Three bedrooms are allocated for children, with the fourth designated for sleep-in staff to ensure round-the-clock supervision and consistent relational care.

Our vision is to become a trusted centre of stability, safety, and emotional healing for vulnerable young people—ultimately expanding our services in response to community need and operational success. Our mission is to deliver exceptional care underpinned by compassion, professionalism, and evidence-based practice, working in close partnership with Ofsted, local authorities, and education and health providers.

Our short-term priorities include completing the required planning applications and Ofsted registration process, mobilising a skilled and experienced care team, and safely welcoming our first placements into a stable and nurturing home environment. Over the longer term, we intend to replicate the Oasis House model by introducing additional homes across Greater Manchester, thereby extending our capacity to serve children in need of trauma-informed, high-quality residential care.

Grounded in therapeutic principles and structured routines, our care approach fosters emotional resilience, personal development, and positive life trajectories. At a time when local authorities face growing pressure to identify suitable placements, Care Group Northwest Ltd offers a child-centred, ethical, and professionally governed solution that prioritises both immediate well-being and long-term outcomes.

Services and Care Model

Oasis House offers specialist residential placements for up to three children and young people aged 11 to 18 who are unable to reside in traditional family settings due to complex emotional, behavioural, and psychological challenges. These may include emotional and behavioural difficulties (EBD), attachment disorders, mild to moderate learning disabilities, and trauma-related responses resulting from abuse, neglect, or disrupted care histories.

Our therapeutic approach is rooted in trauma-informed practice, with a core emphasis on creating a physically and emotionally safe environment where children feel respected, understood, and valued. We prioritise relational care, recognising that healing occurs within stable, nurturing, and predictable relationships.

Each young person receives an individually tailored care plan developed in close collaboration with local authorities, therapeutic professionals, educators, and—where appropriate—family

members. These care plans focus not only on immediate safety and well-being but also on long-term outcomes, such as emotional resilience, educational attainment, and life-skills development.

Key features of our care delivery include:

- *1:1 Staffing Ratio:* Ensuring personalised support, close supervision, and a consistent presence to promote security and attachment.
- *12-Hour Staff Rotas:* Structured shifts that allow for continuity of care and relationship-building, reducing the number of unfamiliar adults in the child's daily life.
- *Therapeutic Foundations:* The PACE model (Playfulness, Acceptance, Curiosity, Empathy) is embedded in daily practice to support emotional regulation, trustbuilding, and behavioural stability.
- *Integrated Digital Systems:* We utilise Log My Care, an intuitive digital platform that supports comprehensive care management. The system enables real-time documentation of care logs, medication administration, behavioural incidents, and wellbeing tracking—ensuring transparency, regulatory readiness, and informed decision-making.

This model reflects best practice in residential childcare and is designed to deliver meaningful, measurable outcomes for some of the most vulnerable young people in our communities.

Market Analysis & USP

The demand for high-quality, specialist children's residential care continues to grow across the UK, with particular urgency surrounding placements for children who have experienced complex trauma, disrupted attachments, or behavioural challenges. Local authorities regularly cite a shortage of suitable, therapeutic placements that can meet the nuanced needs of these children in a safe, regulated, and emotionally nurturing setting.

Care Group Northwest Ltd is uniquely positioned to address this gap through a carefully designed model that balances professional governance with relational, trauma-informed care. Our unique selling proposition (USP) lies in our commitment to achieving and sustaining excellence, with a strategic goal of earning an 'Outstanding' Ofsted rating—the highest standard of care quality and leadership within the sector.

Key elements that differentiate our provision include:

- *Multidisciplinary, Highly Qualified Leadership:* Our directors bring combined expertise in compliance, safeguarding, education, and strategic operations, ensuring that every decision is informed, child-focused, and legally sound.
- *Low Staff-to-Child Ratios:* A consistent 1:1 staffing structure supports deep relationship-building and a genuine homelike atmosphere, minimising the institutional feel and enhancing emotional safety.
- *Strong Governance and Compliance Framework:* We operate with rigorous oversight, embedding safeguarding, risk management, and reflective supervision throughout the organisation.

- *Ethical and Sustainable Business Model: With private investment backing and reinvestment into services, our model prioritises quality over quantity and sustainability over scale.*

Furthermore, co-founder Robyn Dee's established relationships with Ofsted-registered providers and senior contacts within Local Authorities give the business a unique strategic edge. These partnerships enable early identification of placement opportunities, collaborative resourcing, and cross-sector learning, strengthening both our referral pipeline and our capacity to deliver placements that meet children's individual and statutory needs.

Community Engagement and Neighbourhood Relations

As a provider of residential childcare, Care Group Northwest Ltd acknowledges the responsibility of operating as a considerate and collaborative neighbour. We are committed to building and maintaining strong, respectful relationships within the local community and ensuring that our presence contributes positively to the residential character and well-being of the area.

Our approach to community engagement is proactive, transparent, and grounded in mutual respect. It is particularly important during the initial planning and operational phases, when public perceptions and local understanding of children's residential care may be shaped. Key features of our community engagement strategy include:

- *Open Communication with Neighbours: Providing timely information during the setup phase, including written introductions and invitations for dialogue to help address questions or concerns about the home's purpose and operations.*
- *Respect for Local Norms: Operating Oasis House in a discreet, low-impact manner consistent with the expectations of a residential neighbourhood, particularly regarding noise levels, on-street parking, and public safety.*
- *Active Participation in the Community: Where appropriate, encouraging children to take part in local activities, services, and volunteering to build a sense of inclusion and connection.*
- *Support for the Local Economy: Prioritising the recruitment of local staff and the use of neighbourhood-based suppliers and contractors whenever feasible. This community-focused ethos is designed to build trust, dispel misconceptions, and promote a positive perception of children's residential services. By working collaboratively with residents and local organisations, we aim to create a shared sense of ownership and pride in the success of Oasis House.*

Policies

Our core policy suite includes, but is not limited to:

- *Safeguarding and Child Protection Policy*
- *Behaviour Management and Positive Handling Policy*
- *Complaints and Whistleblowing Procedures*
- *Equality, Diversity, and Inclusion Policy*
- *Health and Safety Policy*
- *Missing from Care Protocol*

- *Staff Conduct and Disciplinary Procedures*
- *Fire Safety and Emergency Planning*
- *Medication Administration and Health Protocols*
- *Confidentiality and Data Protection (GDPR) Policy*

Property Overview & Layout

Oasis House is a carefully selected, four-bedroom residential property situated in a quiet, residential area within the Fallowfield district of Manchester. The home has been thoughtfully configured to support the emotional and practical needs of the children, while also meeting the operational requirements of a regulated care environment.

The physical layout and internal arrangements are designed to create a warm, domestic setting that fosters a sense of safety, belonging, and stability, while also ensuring functionality for care delivery and staff management. Key features of the property include:

- *Three Private Children's Bedrooms: Fully furnished and personalised in collaboration with each child to promote ownership and comfort.*
- *One Staff Sleep-in Bedroom: Equipped with a desk and workspace to support overnight supervision and administrative continuity.*
- *Dedicated Office Space: Used for confidential record-keeping, meetings, and day-to-day operational coordination.*
- *Communal Lounge and Activity Area: A relaxed and inviting shared space for social interaction, relaxation, and therapeutic engagement.*
- *Fully Equipped Modern Kitchen with Dining Area: Encouraging shared mealtimes and life-skills development, the kitchen includes modern appliances and ample preparation space.*
- *Secure Rear Garden: A private, enclosed outdoor space providing opportunities for recreation, gardening, and sensory activities in a safe environment.*
- *Modern Bathroom Facilities: Including a shower room and WC, maintained to a high standard of hygiene and safety.*

All living and operational spaces will be maintained in accordance with health and safety regulations and will be adapted as necessary to meet the evolving needs of the children.

Planning Designations

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

- NPPF 2024
- National Planning Practice Guidance.
- Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039. (adopted 2024)
- Core Strategy 2012-2027
- Addendum to Manchester Core Strategy 2024.

Specifically relevant policies and sections:

National Planning Policy Framework 2024 (NPPF)

- Section 2: Achieving sustainable development,
- Section 5: Delivering a sufficient supply of homes
- Section 8: Promoting healthy and safe communities;
- Section 12: Achieving well-designed and beautiful places.

Places for Everyone Joint Development Plan (PfE) 2022–2039

- Policy JP-H1: Scale, Distribution and Phasing of New Housing Development
- Policy JP-H2: Affordability of New Housing
- Policy JP-H4: Density of New Housing
- Policy JP-P1: Sustainable Places
- Policy JP-C1: Integrating Transport and Development

Manchester Core Strategy 2012–2027

- Policy SP1: Spatial Principles
- Policy H1: Overall Housing Provision
- Policy H6: South Manchester
- Policy H10: Housing for people with additional support needs
- Policy DM1: Development Management
- Policy T1: Sustainable Transport
- Policy T2: Accessible areas of opportunity and need

Addendum to Manchester Core Strategy 2024

This document doesn't introduce new policies but **modifies or partially replaces** existing Core Strategy policies with PfE equivalents. For example:

- SP1 (partially replaced by PfE JP-S1)
- H1 (partially replaced by JP-H1)
- T1 (transport section replaced by JP-C1)

Supplementary Planning Documents (SPDs)

- Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD)

Assessment

The following section will evaluate the proposed development in accordance with the relevant policies and supplementary design guidance of the Council to demonstrate why the proposal should be considered acceptable in principle and in strict accordance with the Council's development criteria.

The main considerations of this application are the potential impact of the change of use on sustainable transport, highways and parking provision and the potential impact on the character and amenity of the surrounding area and neighbouring properties.

Principle of Development

The principle of development of this application is to convert the present C4 HMO property into a C2 a children's residential home. By definition, a C2 use provides living accommodation and is used to describe residential institutions, which are buildings where people live in groups and receive some form of care or treatment. The principle of introducing this C2 use class into a residential area and a settlement policy boundary is broadly acceptable, as the proposed children's home and the surrounding residential properties will continue to share common characteristics by virtue of the fact that they are providing living accommodation. The change of use of the existing residential property would indeed result in the loss of a Class C4 house; However, the change of use will still preserve the property's function as a residential facility, retaining day-to-day living accommodations and garden amenities. Thus, the house will remain a domestic property, and it will be used for supported living, offering essential care and assistance from non-family members to vulnerable people within the community. Although this constitutes a material change of use in planning terms, the primary function of the property as habitable accommodation will be maintained, thereby preserving the residential character of the site and its locality. It is also expected the proposed usage will in fact be a less impactful use than a HMO property.

Relevant to the proposal, NPPF Paragraph 63 states that within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Paragraph 103 encourages planning decisions that foster social inclusion and reduce inequalities, including through the provision of housing for those with specific needs. Paragraph 112 reinforces the importance of delivering a sufficient range of homes to meet the needs of different groups in the community, such as children in care. Paragraph 123 advises that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Furthermore, paragraph 137 supports the efficient use of land and buildings, particularly in urban areas, to meet identified housing and community needs. The proposed development aligns with these national objectives by providing specialist accommodation for vulnerable children in a sustainable and accessible location, making effective use of an existing residential property.

At the local level, the Manchester Core Strategy 2012–2027 provides a robust policy framework that supports the principle of this development. Policy H10, which addresses housing for people with additional support needs, is particularly relevant. It supports the provision of accommodation for individuals requiring care, including children living away from their families. The policy requires that such accommodation is well located near services and public transport, avoids over-concentration of similar uses, and is appropriately designed and managed to meet the needs of residents while minimising impact on the surrounding community. The site at 8 Beech Grove satisfies these criteria. It is situated in a well-

established residential area, in an existing community with good access to schools, entertainment, healthcare facilities, and public transport links; staff and residents will be encouraged to use the bus and bicycle since the site is easily accessible by means of sustainable transport. Also, the care home's location in a residential area would create an environment that supports the social integration of children. Further in alignment with policy H10, there is also no evidence that the proposal would result in an over-concentration of C2 uses in the immediate vicinity, and the proposed use would be professionally managed with 24-hour care, ensuring minimal disruption to neighbouring amenity.

Policy SP1 of the Core Strategy supports development that contributes to neighbourhoods of choice and meets the needs of all residents, which must include vulnerable groups. The introduction of a small-scale children's home in this location is consistent with that objective and reinforces the city's commitment to inclusive and balanced communities. Policy H6, which focuses on South Manchester, is also relevant. It supports the delivery of high-quality housing that meets the needs of a diverse population, including families and vulnerable groups. The policy recognises the importance of maintaining the residential character of South Manchester while accommodating growth and change. The proposed children's home would contribute to this objective by providing a stable, supportive environment for young people in need of care, without undermining the area's residential character or amenity. Moreover, Policy H1 and JP-H1 promote a diverse housing mix, further supporting the proposal through the importance of specialist accommodation in meeting the city's varied housing needs. In this regard, the proposal also aligns with the Guide to Development in Manchester – Supplementary Planning Document and Planning Guidance (SPD) emphasis on delivering a diverse housing mix that meets the needs of all residents, including vulnerable groups. As outlined in Chapter 7, successful neighbourhoods should offer a range of housing types to promote balanced, sustainable communities. The introduction of a children's residential home contributes to this objective by broadening the local housing offer and supporting social inclusion.

Policy DM1, which sets out development management criteria, requires proposals to demonstrate high-quality design, safeguard residential amenity, and ensure safe access. The proposed use would not involve any external alterations and would operate in a manner consistent with the residential character of the area. Compared to the existing C4 HMO use, the C2 use is likely to result in reduced comings and goings and a more stable residential environment. Designed to function similarly to a family home, it would offer a stable and familiar setting. Children may enter care for various reasons, and developments like this play a vital role in providing them with opportunities to engage with society and build meaningful connections.

Overall, the general principle of the change of use is compliant with policy, in that the development would contribute to sustainable mixed communities, providing an essential accommodation facility for vulnerable young person's housing. It would be located within a sustainable location, accessible to key services such as shops, areas of recreation and schools and public transport routes close to the site, to enable journeys to be made by sustainable

non-car modes of transport. It is also not expected to result in an overconcentration of such uses in the locality or infringe upon surrounding uses.

On balance, the proposal represents sustainable development and can be considered acceptable in principle, as it is compliant with planning policies.

Design

The National Planning Policy Framework, together with the Places for Everyone Joint Development Plan, the Manchester Core Strategy 2012–2027, and the 2024 Addendum, emphasises the importance of high-quality, sustainable development. Policies JP-P1 and JP-H1 of PfE, alongside SP1 and DM1 of the Core Strategy, support well-designed proposals that respond to their context through appropriate scale, layout, and materials. The 2024 Addendum confirms the continued relevance of these policies, ensuring that all development enhances local character, integrates with its surroundings, and contributes positively to neighbourhood identity.

No external alterations or extensions are proposed. The proposed change of use would not have any unacceptable detrimental impact on the existing character and appearance of the local area. From an external perspective, the proposal will also look like any other dwellinghouse within the area, and its use as a C2 children's home would be visually 'anonymous' to a large degree. Its appearance is akin to that of any residential home in the area. There would, therefore, be little to no impact on the character or visual amenity of the area.

The design principles embedded in the *Guide to Development in Manchester SPD* are also met, as the proposed use maintains the residential function of the site, integrates into the surrounding neighbourhood, and upholds high standards of internal layout, privacy, and care-driven management.

Amenity Concerns

The National Planning Policy Framework, alongside the Places for Everyone Joint Development Plan, the Manchester Core Strategy 2012–2027, and the 2024 Addendum, underscores the importance of safeguarding residential amenity. Paragraph 135 of the NPPF requires that developments secure a high standard of amenity for both existing and future occupants. This principle is reinforced locally through Policy DM1 of the Core Strategy and Policy JP-P1 of the PfE, which promote well-designed, inclusive environments.

It is unlikely neighbouring amenity will be disrupted by the change of use. It must be emphasised that this is a small-scale proposal. Noise and disturbance will be kept to a minimum level, and there will be house rules in place to ensure this, for example, no loud music or late-night noise, and any anti-social behaviour will not be tolerated. Staff levels will be kept at suitable levels to ensure this is enforced. The home will be managed 24/7 by fully trained, professional, proficient staff, and all staff will be trained in behaviour management. There will be a duty manager employed at the property to comply with Ofsted regulations. There will also be a wide spectrum of ongoing staff training to manage the specialist support

needs, as well as behaviour. The applicant will also communicate any planned noise activities, like birthday parties, with neighbours.

Regarding noise insulation, all the windows of the property are also double-glazed and can help mitigate noise that may happen in a residential home. The applicant, if required, can soundproof and insulate the stairs and loft area of the dwelling to protect from any noise disturbances created as a result of the proposed use. This, if deemed necessary, will be carried out in line with Building Regulations approved document E to achieve appropriate standards of noise separation in order to protect neighbouring properties from any potential disturbances from noise. However, as set out above, it should be acknowledged that the use of the site for the proposed class C2 usage (for up to three child) within a dwellinghouse is not tremendously dissimilar from a Class C3 family dwellinghouse use, intending to be akin to a home-like environment, providing living accommodation. Any noise generated would not create more noise than any family or HMO within the locality. There will also be no risk of over-intensification of the property or proposed use locally. The proposed children's home also complies with the *Guide to Development in Manchester SPD* by maintaining the residential character of the area while enhancing amenity through reduced activity compared to the existing HMO use. It upholds key SPD design principles—ensuring privacy, clear boundaries —while supporting community safety and a neighbourly sense of place.

In terms of living conditions, as per the proposed floor plans, the property will have a suitable number of bedrooms, which are adequately sized in line with nationally described space standards. All bedrooms have windows, providing suitable ventilation to prospective occupants. There are also adequate communal amenity spaces available to provide a pleasant living environment. The property benefits from a suitable amount of outdoor amenity garden space that will be accessible to residents, with parks also nearby. Therefore, residents and staff will be able to undertake all amenity activities that are deemed necessary for their own uses.

Waste Disposal and Management

The Housing Act 2004 set out standards to achieve acceptable standards of living for residents. Given that this proposal is for a C2 residential institution, its waste management will be in keeping with guidelines and regulations set out by government policy regarding its licensing and associated proposed use class. Bins will be stored within the property curtilage and managed by the applicant and other staff members.

Parking and Sustainable Transport

Paragraph 116 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe. The Places for Everyone Joint Development Plan (2022–2039), the Manchester Core Strategy 2012–2027, and its 2024 Addendum, place strong emphasis on sustainable and accessible transport. Policy JP-C1 of the PfE promotes development that is well integrated with public transport, walking, and cycling networks, reducing reliance on private vehicles. This is supported locally by Core Strategy Policy T1 and retained elements of Policy DM1, which require proposals to demonstrate safe,

inclusive access and minimise transport impacts. The 2024 Addendum confirms the continued relevance of these policies, ensuring that all development contributes to a connected, low-carbon transport system that supports healthy, inclusive communities.

It is not expected that the proposed usage would result in an over-intensification of traffic, which would disrupt the smooth operations of local highways. Also, in line with the Local Plans' movement towards sustainable transport, as previously stated, the property is located close to essential amenities and services and public transport links. Therefore, residents and staff can meet their needs via active travel or public transport; on top of this, staff and visitors will be encouraged to travel to the site via public transport and active travel. It is not considered that the proposed usage would result in a material detriment to local highways, compared to the existing use.

The application site also has space within its curtilage to incorporate sufficient bicycle parking, if required this can be secured via a condition.

As such, the proposal has considered ways to limit highway disturbances to neighbourhood amenity and will also encourage active travel and public transport usage.

Flooding

Whilst it is acknowledged that the application site is within flood zone 2, as the proposed usage will not dramatically alter from the existing usage, (i.e. remain residential) it is not considered there will be a greater flood risk compared to the existing.

Planning Balance

The proposal will positively contribute to all three development objectives outlined in the National Planning Policy Framework.

From a social perspective, the proposal will provide essential accommodation within the local community for vulnerable children to live in a home-like environment in line with the use of class C2.

From an Environmental perspective, the proposal is well-designed and will not lead to any visual disruption, nor will it result in any impact on residential amenity. It is expected that the proposed children's home would be less impactful usage compared to the existing HMO property.

The proposal will help stimulate economic activity at a local level as the use of mixed accommodation development not only provides an economic benefit to the applicant and the residents, but the entire local economy benefits from the jobs this provides and money spent on local high streets and within local businesses by the occupants and the staff.

The proposed development will be in line with sustainable development and assist in delivering the housing objectives set out by Section 5 of the NPPF, particularly by contributing to a broad housing mix within the area. The proposal represents sustainable development in

line with paragraph 11 of the NPPF, and any unlikely adverse impacts of the proposed development would not significantly and demonstrably outweigh the benefits.

On balance and based on current policy, the proposal should not warrant a refusal in this instance.

Conclusion

Overall, the proposal will deliver significant and much-needed social benefits to vulnerable children, whilst creating belonging and a sense of place to residents in a home-like environment. The proposal presents an appropriate use that will not lead to any adverse impact on the surrounding area. The proposal is in line with local and national planning policy and guidance. The proposal will deliver significant social and economic benefits to the applicants and the local community while not resulting in any detrimental harm to the surrounding area, neighbouring occupiers and uses.

Therefore, we see no reason for the Council to withhold our request for planning permission and kindly request that the Council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning by Design would welcome conversation on any of these matters.