

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143384/FO/2025

Date registered valid: 23 July 2025

Proposal: Application to increase the number of children in the established childrens home from two to three, with a manager and, if necessary, up to four carers, two of whom will sleep overnight, working on a rota basis (C2)

Address: 120 Dickenson Road, Manchester, M14 5HS

Ward(s): Rusholme Ward

Applicant: Ansar Jawaaid, Wishing Well Homes

Agent (if any): Adrian Rose, Rose Consulting

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 September 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 17th September 2025

Standard consultations:

Printed: 29 July 2025 Expired: 19 August 2025

Neighbour notifications

Printed: 29 July 2025 Expired: 19 August 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is the subject of this full application is a two- storey brick -built end of terrace property. It has a garden to the front that has historically been paved over and is enclosed by a low wall to the property frontage. To the rear is a private garden. There is no in curtilage parking allocated to the property with parking being reliant upon on street spaces.

The property by way of a Certificate of Proposed Lawful Development has previously changed its use from an HMO to a children's home for a maximum of two children, with three carers, with two sleeping overnight, working on a rota basis (Use Class C2).

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is located in a predominantly residential area with a mix of occupancies. The Lock Key school is on the opposite side of Dickenson Road to the proposal site.

Description of development

The proposal currently under consideration is for an increase in the number of full time children living long term at the property from two in number to three, and increase from three carers to four carers on split shift basis with two on days and two on nights one of which would be sleeping at the property whilst the other carer would be on waking nights. This would therefore mean one more child, and one more carer on the rota. The changes to create an additional bedroom would be within the existing roof space, and there would be no physical changes to the exterior of the property. There are Sheffield stands proposed within the rear yard for secure cycle storage for use by staff and visitors.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Highway Services- no objections but request the attachment of a condition implementing the secure cycle parking.

Environmental Health- have no comments or objections to the proposal.

Supported Housing-No comments received

Issues

Places for Everyone (2022-2039) - Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant Places for Everyone policies for this application are as follows:

JP-S1 - Sustainable Development

JP-P1 - Sustainable Places

JP-P6 - Health

The relevant Core Strategy policies for this application are as follows:

DM 1 - Development Management

SP 1 - Spatial Principles (partially superseded by PfE)

H 10 - Housing for people with additional support needs

T 2 - Accessible areas of opportunity and need

The relevant saved UDP policies for this application are:

DC2 - Rest homes and nursing homes (Class 2)

DC26 - Development and Noise

The relevant supplementary planning guidance documents for this application are:

The Guide to Development in Manchester SPD

National Planning Policy Framework

The NPPF (2023) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

Section 8 - Promoting healthy and safe communities

Section 12 - Achieving well-designed places

Issues

Principle of development:

The principle of this type of use has been accepted through the issue of the previously issued Certificate of Lawful Development. As a result, it is not considered that the use of this property as supported housing would be contrary to the locational constraints of the Policies H10 and DC2 above, i.e. an overconcentration of Class C2 uses within any particular neighbourhood. In addition, due to the modest increase in the number of both children and staff by 1 respectively and therefore the increase in the numbers that would be accommodated within the property, it is not felt that the use would place undue pressure on local services as the previous use as a 5 bed HMO could hold the same or greater number of occupants if occupied to full capacity. There are no external physical alterations proposed to facilitate this change in the number of occupants and carers. Given this it is considered that the principle of the increase in staff and residents in association with the existing care home (C2) purposes is acceptable.

Notwithstanding this, the impact of the proposal upon existing levels of residential and visual amenity enjoyed within the vicinity of the site, and upon levels of pedestrian and highway safety enjoyed on Dickenson Road and the surrounding highway network, must be assessed.

Impact on visual amenity and the street-scene:

The applicant is not proposing to undertake any physical alterations to the exterior of the application property and therefore it will retain its appearance as a residential property when viewed in the context of the street scene. The additional children's bedroom will be created within the existing 2nd floor. As a result, it is not considered that the proposed change of use would have a detrimental impact upon the existing levels of visual amenity enjoyed within the vicinity of the site.

Impact on residential amenity:

The proposal would take the maximum occupation from two to three full-time young persons' residing at the property with a maximum of two caring staff present during the day and two at night, together with a manager. The proposed C2 care home will be staffed on a rota basis. The member of staff not on the rota for waking nights will sleep at the home overnight in the staff accommodation.

The use is considered modest in size and the number of residents (maximum of three children) and support workers present (2 persons day and 2 persons night) would be smaller than or similar in size to a family that might occupy a four-bed property such as this one. Given this, it is not anticipated that the comings and goings of the personnel, for instance when shifts change, would prove detrimental to the existing levels of residential amenity enjoyed within the vicinity of the site.

There have been no concerns raised from local residents.

As the maximum number of residents present would be limited to three, it is not believed that there would be a high number of visitors to the property on a daily basis. The number of people that would visit the property, are not numbers that would be present on a daily basis, but may be in attendance over a period of time, and would not all be at the same time.

Given that no external alterations are proposed to the application property, it is not considered that the increase in the resident and staff numbers would impact the levels of privacy, outlook and levels of light enjoyed by adjoining residents. There are high established boundary treatments present on-site which are to be retained.

As a result, it is not considered that the comings and goings of visitors to the property or the daily operation of the children's home would have an unduly detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties by the introduction of the increase.

Highways

The application property does not provide off road parking, with the property being reliant on street availability, however it is not considered that the increase would create additional demand, and highways have no objections. The proposal would not interfere with existing parking and refuse arrangements on site and has been reviewed by MCC Highway Services, therefore, is considered acceptable in this regard.

Additional cycle provision would be requested via a condition attached to any consent granted, particularly given the intent of staff to use alternative modes of transport to the car.

Waste Management- would be maintained as currently serviced.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The application has been determined in accordance with both national and local policies.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location Plan received 7th July 2025

Proposed Floor Plan received 7th July 2025

Site Block Plan received 7th July 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the building shall be used for a residential care home for children (Class C2) only. No part of the building shall be used for any other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity and highway safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

4) The premises shall be occupied by a maximum of 3 children and a maximum of 4 carers on a rota basis and ancillary staff needed in conjunction with the use of the premises as a residential care home for children (Class C2).

Reason - In the interests of residential amenity and to ensure that provision of accommodation is of a satisfactory quality pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) Prior to the increase in numbers hereby approved taking place, the Sheffield Cycle stands as annotated on the Block Plan of the Site received 7th July 2025 shall be fully implemented and ready for use, and retained and maintained thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

MCC Supported Housing Monitoring Group

Flat 24, 69 Dickenson Road, Manchester, M14 5AZ

Flat 23, 69 Dickenson Road, Manchester, M14 5AZ

Flat 22, 69 Dickenson Road, Manchester, M14 5AZ

Flat 21, 69 Dickenson Road, Manchester, M14 5AZ

Flat 20, 69 Dickenson Road, Manchester, M14 5AZ

Flat 19, 69 Dickenson Road, Manchester, M14 5AZ

Flat 18, 69 Dickenson Road, Manchester, M14 5AZ

Flat 17, 69 Dickenson Road, Manchester, M14 5AZ

Flat 16, 69 Dickenson Road, Manchester, M14 5AZ

Flat 15, 69 Dickenson Road, Manchester, M14 5AZ

Flat 14, 69 Dickenson Road, Manchester, M14 5AZ

Flat 13, 69 Dickenson Road, Manchester, M14 5AZ

Flat 12, 69 Dickenson Road, Manchester, M14 5AZ

Flat 11, 69 Dickenson Road, Manchester, M14 5AZ

Flat 10, 69 Dickenson Road, Manchester, M14 5AZ

Flat 9, 69 Dickenson Road, Manchester, M14 5AZ

Flat 8, 69 Dickenson Road, Manchester, M14 5AZ

Flat 7, 69 Dickenson Road, Manchester, M14 5AZ

Flat 6, 69 Dickenson Road, Manchester, M14 5AZ

Flat 5, 69 Dickenson Road, Manchester, M14 5AZ

Flat 4, 69 Dickenson Road, Manchester, M14 5AZ

Flat 3, 69 Dickenson Road, Manchester, M14 5AZ

Flat 2, 69 Dickenson Road, Manchester, M14 5AZ

Flat 1, 69 Dickenson Road, Manchester, M14 5AZ

Second Floor, 126 - 128 Dickenson Road, Manchester, M14 5HT

Basement, 126 - 128 Dickenson Road, Manchester, M14 5HT

126 - 128 Dickenson Road, Manchester, M14 5HT

Flat 2, 116 Dickenson Road, Manchester, M14 5HS

Flat 1, 116 Dickenson Road, Manchester, M14 5HS

69 Dickenson Road, Manchester, M14 5AZ

Manchester Hospital School, Leo Kelly Centre, 77 Dickenson Road, Manchester, M14 5AZ

Flat 2, 114 Dickenson Road, Manchester, M14 5HS

Flat 1, 118 Dickenson Road, Manchester, M14 5HS

Flat 1, 112 Dickenson Road, Manchester, M14 5HS

124 Dickenson Road, Manchester, M14 5HS

118 Dickenson Road, Manchester, M14 5HS

7 Hall Road, Manchester, M14 5HN

First Floor, 126 - 128 Dickenson Road, Manchester, M14 5HT

Ground Floor, 126 - 128 Dickenson Road, Manchester, M14 5HT

Flat 2, 112 Dickenson Road, Manchester, M14 5HS

Flat 1, 114 Dickenson Road, Manchester, M14 5HS

Flat 2, 118 Dickenson Road, Manchester, M14 5HS

4 Birch Grove, Manchester, M14 5JY

122 Dickenson Road, Manchester, M14 5HS

3 Hall Road, Manchester, M14 5HN

11 Hall Road, Manchester, M14 5HN

1 Hall Road, Manchester, M14 5HN

9 Hall Road, Manchester, M14 5HN

5 Hall Road, Manchester, M14 5HN
1 Birch Grove, Manchester, M14 5JX
2 Birch Grove, Manchester, M14 5JY
3 Birch Grove, Manchester, M14 5JX
5 Hall Avenue, Manchester, M14 5JD
1 Hall Avenue, Manchester, M14 5JD
110 Dickenson Road, Manchester, M14 5HS
3 Hall Avenue, Manchester, M14 5JD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: SOUTH AREA