

Planning Statement

Change of Use from Dwellinghouse (Use Class C3a) to Supported Residential Accommodation (Use Class C3b)

82 Kingsbridge Road, Manchester

1.0 Introduction

- 1.1 This Planning Statement has been prepared to accompany a full planning application for a change of use from dwellinghouse (Use Class C3a) to supported residential accommodation (Use Class C3b) at 82 Kingsbridge Road, Manchester.
- 1.2 The established and proposed uses of the property both fall within Use Class C3 and, as such, planning permission would not ordinarily be required for the use of the property as supported accommodation falling within Use Class C3(b). However, Condition 26 of the original outline planning permission for the estate (LPA Ref. 107054/OO/2014/N1) restricts the use of the properties to Class C3(a) only and, accordingly, planning permission is required in this instance.
- 1.3 The purpose of this statement is therefore to assess the application proposals in the context of the adopted Development Plan in force for the area and other material considerations.

2.0 Site Context & Proposed Operation

- 2.1 The application property is a four-bedroom, semi-detached property forming part of a recently completed new build estate of 12 No. dwellinghouses lying to the immediate west of Kingsbridge Road approximately 2.5km to the north of Manchester City Centre.

- 2.2 The immediate locality is predominantly residential in character with a mix of terraced and maisonette properties located to the east of the site on Kingsbridge Road and Kesteven Road. Manchester General Cemetery lies to the south beyond which lies Queen's Park. The River Irk flows to the west of the site and is flanked by woodland to the east and a large industrial estate to the west.
- 2.3 The applicant (O2 Care Limited) specialises in the provision of care for young adults across the Greater Manchester area and the property will provide supported residential accommodation for a maximum of three young adults (aged 18-35) with learning difficulties, care leavers and individuals with mental health difficulties to support their transition to independent living, providing a safe and supportive environment where individuals can develop essential life skills, gain independence and receive personalised care and assistance.
- 2.4 The aim of the accommodation is for the young people being supported to be empowered to gain skills for independent living or returning to their family home and they will therefore live together as a single household and be expected to cook meals, carry out household chores and share amenities supported by the on-site staff team as required, thereby enabling the young people to develop social and interpersonal skills and the necessary tools to support a transition to independent living.
- 2.5 The occupants will be supported and supervised by a consistent, highly skilled team with a minimum of two staff at the property at any given time during day and night. A specialist mental health team will also support the occupants where necessary.

3.0 Planning Assessment

- 3.1 The current application proposals relate to the use of an existing dwellinghouse as supported accommodation for a maximum of three young people (Use Class C3b).

Principle of Development

- 3.2 The NPPF emphasises the need to deliver sufficient housing needed for different groups in the community.
- 3.3 There is a clear body of evidence to show that the outcomes for care experienced children and young people are poor when compared to those children who have never been in care, with a higher risk of homelessness and prospects of coming into contact with the criminal justice system. The educational outcomes for such children and young people are also typically poorer and social isolation and a lack of supportive relationships can also be a persistent issue. There are also continued stigmas around care experience and assumptions made about care leavers' abilities and skills which can lead to discrimination in employment and education or judgements about their ability to lead an independent life, including being good parents.
- 3.4 The current application proposals involve the change of use of the property to supported accommodation for a maximum of three young adults (aged 18-35) with learning difficulties, care leavers, substance users and / or individuals with mental health difficulties to support their transition to independent living, providing a safe and supportive environment where individuals can develop essential life skills, gain independence and receive personalised care and assistance and enable them to fulfil their potential in social, educational and other aspects of life and help break down the barriers often faced by such individuals.
- 3.5 The applicant specialises in the provision of care for young adults across the Greater Manchester area and the property will deliver a high standard of accommodation with good quality amenities and facilities and personal space for the occupants to create a *'feeling of home.'* The home will provide the occupants with the practical and personal skills to support the transition to independent living with support providing by the staff team on practical skills such as cooking, cleaning and shopping, as well as self-care skills such as finance management, sexual health and managing drug and alcohol use. The occupants will have individual support plans tailored to their needs with an experienced and skilled staff team at the property at all times to support the varied and often complex

needs of the occupants, including providing support with developing emotional and interpersonal skills needed in everyday life.

- 3.6 The adopted Manchester Core Strategy 2012-2027 confirms that the LPA welcomes the development of appropriately designed accommodation which enables people with additional support needs to maintain an independent lifestyle and supports the work of housing associations and other agencies in this respect, however, is seeking to avoid an over-concentration of people with additional support needs in any one particular area. Policy H10 of the adopted Core Strategy confirms that proposals for accommodation for people with additional support needs will be supported subject to satisfying a number of stated criteria, which are addressed below.
- 3.7 The application site occupies a highly accessible location approximately 2.5km to the north of Manchester City Centre in close proximity to a wide range of shops, services, community facilities, educational establishments, recreational facilities and public transport options. The application property, lying within an established residential area in easy reach of a wide range of services and facilities, therefore represents an entirely appropriate location for new residential supported accommodation.
- 3.8 Moreover, the proposals will deliver high quality supported accommodation for a maximum of three young adults and will support the overarching objectives of Manchester City Council's Sufficiency Strategy 2022-27 in terms of increasing the housing options for care leavers and enabling those individuals in need of such accommodation to remain within Manchester. There are no similar forms of accommodation within the recently completed estate of 12 No. dwellings in which the application property is located and the applicant is unaware of any overconcentration of such uses within the wider locality. On this basis and given the modest scale of the proposed supported accommodation, it is apparent that the proposed development will not undermine the viability of local facilities or place undue pressure upon local infrastructure.
- 3.9 The application proposals are therefore considered to represent an entirely acceptable form of development in this location in principle.

Highway Impact & Residential Amenity

- 3.10 The property will be occupied by a maximum of three young adults living together as a single household and the levels of activity and vehicular movements associated with the proposed use in terms of comings and goings associated with education, employment, health and recreational activities, as well as general domestic activities will not be materially different to that associated with a Class C3(a) use.
- 3.11 There will however be an element of care provision associated with the proposed Class C3(b) use and it is acknowledged that there may be some degree of additional activity and movements at the property at shift changeover times. However, given the limited scale of the use and associated staff numbers, as well as the highly accessible location of the site providing opportunities for staff and visitors to travel by sustainable modes, this would not be materially different and indistinguishable to normal day-to-day activities one would expect to encounter with occupation as a C3(a) use, such as deliveries, visits by friends / family etc. or, in the case of such a property occupied by elderly / disabled residents, visitors providing regular daily care provision. On this basis, it is not considered that the proposed use would give rise to unacceptable impacts on the amenities of neighbouring residents or the safe operation of the local highway network.

Visual Amenity

- 3.12 There are no external changes required to the property to facilitate its use as supported residential accommodation and, accordingly, it will remain indistinguishable from the neighbouring properties in terms of its external appearance and the proposals will not therefore give rise to any impacts on the visual amenity of the local area.

Summary

- 3.13 The current application proposals involve the change of use of the property to supported accommodation for a maximum of three young adults (aged 18-35) with learning difficulties, care leavers and individuals with mental health difficulties to support their transition to independent living, providing a safe and supportive environment where individuals can develop essential life skills, gain independence and receive personalised

care and assistance and enable them to fulfil their potential in social, educational and other aspects of life and help break down the barriers often faced by such individuals.

- 3.14 The application property lies within an established residential area in easy reach of a wide range of services and facilities and the proposals will deliver high quality supported accommodation supporting the overarching objectives of Manchester City Council's Sufficiency Strategy 2022-27 in terms of increasing the housing options for care leavers and enabling those individuals in need of such accommodation to remain within Manchester. An overconcentration of such uses has not been identified within the local area and the limited scale of the proposed use will ensure that undue pressure is not placed upon local infrastructure. The application proposals therefore represent an entirely appropriate form of development in this location in principle.
- 3.15 Furthermore, the proposals will not give rise to unacceptable impacts in terms of residential amenity, highway safety or visual amenity.
- 3.16 The application proposals are therefore considered to represent an entirely acceptable form of development that would fully accord with the adopted Development Plan and we would therefore respectfully request that the LPA resolve to grant planning permission.