

Melland Rd -Change of Use

35 Melland Road, Manchester M18 7QA

Planning Statement

A1617

17/07/2025

Change of Use from C3 Dwelling House to C3(b) Small-Scale Residential Care Home

Address: 35 Melland Road, Manchester, M18 7QA

Applicant: RISE UP ONE LIMITED

1. Introduction

This planning statement has been prepared on behalf of RISE UP ONE LIMITED in support of their application for a Lawful Development Certificate (LDC) to establish the lawful use of the property at 35 Melland Road, Manchester, as a small-scale residential care home falling under Use Class C3(b).

The proposed change of use involves converting the existing three-bedroom, semi-detached dwelling currently classified under Use Class C3(a) into a supported living environment accommodating up to two residents requiring personal care and support due to mild to moderate mental health conditions.

The application is submitted pursuant to the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), which recognises the distinct subcategory C3(b) within the wider C3 residential use class for small shared care homes with up to six residents.

This statement provides a review of the proposal in the context of relevant national and local planning policies, with particular reference to the Manchester Local Plan and relevant government guidance.

2. Site and Surroundings

The application site comprises a three-bedroom, semi-detached dwellinghouse situated within a predominantly residential area on Melland Road, Manchester.

The property benefits from off-street parking facilities and is set within a well-established residential neighbourhood characterised by similar two-storey family homes. The surrounding area is served by good transport links, local amenities, schools, and community facilities, making it suitable for accommodating vulnerable residents requiring supported living.

No external alterations are proposed as part of this application, and the existing residential character and appearance of the property will be retained. The site benefits from a private garden area and adequate internal space to provide a comfortable living environment consistent with a domestic household.

3. Proposal Description

The proposal seeks to formally establish the lawful use of the property as a small-scale residential care home under Use Class C3(b). The property will accommodate up to two residents who require personal care and support related primarily to mental health challenges.

As set out within the applicant's operational strategy, care is person-centred and recovery-focused, emphasising enabling independence and social inclusion.

The residents will live together as a single household sharing communal facilities such as living rooms, kitchen, and garden space. Support staff will be present on-site 24 hours a day, including waking night staff, providing non-medical care such as emotional support, assistance with daily living activities, medication prompts, and social engagement.

This approach ensures that the property continues to function very much as a home rather than an institutional care facility. All operational policies governing health and safety, safeguarding, staffing qualifications, and resident welfare meet or exceed regulatory standards.

4. Planning Use Class Context and Justification

Under the Town and Country Planning (Use Classes) Order 1987 (as amended), Use Class C3 broadly covers dwelling houses used for residential purposes by individuals living together as a single household.

This includes three sub-categories:

- C3(a) for family houses;
- C3(b) for small shared houses where no more than six residents live together receiving care; and
- C3(c) for small shared houses by up to six people living together as a single household but without care.

The key distinction of C3(b) from Use Class C2 (Residential Institutions) lies in its scale and nature. Use Class C2 relates to larger residential institutions such as nursing homes or hospitals providing intensive medical or supervisory care in an institutional setting, often hosting more than six residents. Conversely, C3(b) properties retain the character and scale of a domestic dwelling house with supportive care integrated into everyday living.

The proposed use at 35 Melland Road complies fully with the criteria of Use Class C3(b). It involves only two residents within a domestic environment, receiving personal care support that enables them to live semi-independently.

The care provided is non-institutional and tailored to individual needs, focusing on rehabilitation and social integration rather than intensive medical supervision. The proposal does not alter the physical fabric or external appearance of the dwelling, thereby preserving its residential character.

5. Policy Context

5.1 National Planning Policy Framework (NPPF)

The NPPF (2021) promotes sustainable development that meets social objectives including supporting strong, vibrant, and healthy communities. Paragraph 62 highlights the importance of delivering housing that meets the needs of vulnerable groups through accessible and well-designed accommodation that fosters social inclusion. The proposal aligns with these objectives by providing supported living accommodation in an established residential area without compromising local character or amenity.

5.2 Manchester Local Plan

The Manchester Local Plan 2012-2037 provides the overarching policy framework for development within the city.

Policy SP1 (Spatial Principles) seeks to promote inclusive communities by supporting housing options for all sectors of society, including vulnerable groups requiring specialist accommodation.

Policy H1 (Housing Growth) supports appropriate housing developments that meet local needs while maintaining neighbourhood character. The proposal to provide supported housing within an existing residential dwelling aligns with these principles by offering accommodation that addresses identified mental health needs in a domestic setting.

Policy DM1 (Development Management) requires that proposals demonstrate no adverse impact on neighbouring amenity or highway safety. Given the small scale of this proposal (two residents), its retention of residential character, adequate parking provision for staff vehicles, and minimal traffic generation, there is no anticipated harm to neighbours or highway safety.

Policy DM2 (Design and Place Making) advocates development that respects local character and contributes positively to place quality. As the external appearance remains unchanged and internal adaptations preserve domesticity, this proposal meets these objectives.

6. Impact Assessment

The proposal is unlikely to generate any significant adverse impacts upon neighbouring properties or local infrastructure.

The limited number of residents (two) ensures minimal increase in comings and goings compared to standard family occupancy. Off-street parking provisions are sufficient for staff attendance without causing on-street congestion or disruption.

The presence of trained support staff operating within regulated frameworks ensures that any behavioural issues are managed proactively, minimising disturbance to neighbours. Moreover, the applicant's commitment to community engagement—through introductory communications with neighbours and ongoing liaison—demonstrates sensitivity towards maintaining positive relationships within the locality.

The use retains all characteristics of a domestic dwellinghouse externally; as such, there would be no visual intrusion or detrimental effect on local street scene or property values.

7. Conclusion

In conclusion, the proposed change of use from C3(a) family dwelling to C3(b) small-scale residential care home at 35 Melland Road is consistent with both national planning policy and the strategic priorities of the Manchester Local Plan. It represents an appropriate form of accommodation for vulnerable young adults requiring semi-independent living with care in a domestic setting.

The limited scale of the development ensures that there will be no unacceptable impacts on neighbouring amenity or highway safety. The proposal respects the character of the surrounding area by maintaining the existing appearance and function of the dwelling as a household rather than an institution.

Accordingly, it is considered that the application for a Lawful Development Certificate should be granted as the proposed use falls squarely within Use Class C3(b) under current planning legislation.