PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

Planning, Design and Access Statement

6 Caistor Close, Manchester, M16 8NW

Change of use from residential (C3) to children's home (C2)

On Behalf of Exertive Care Group

Prepared by **Planning By Design**

Application

Planning By Design (The agent) has been instructed to act on behalf of Exertive Care Group (Applicant) to submit a planning application to Manchester City Council (Local Planning Authority) for a change of use from residential (C3) to children's home (C2) at 6 Caistor Close, Manchester, M16 8NW (the site).

In support of this application, the following Planning, Design and Access Statement has 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 site is located at 6 Caistor Close in a predominantly residential area characterised by a mix of semi-detached and detached houses. The pattern of development is fairly dense with closely spaced properties within curving streets and cul-de-sac, suburban settings. There are several open spaces in the vicinity, including Hough Ends Playing fields large directly to the south of the site.

This location benefits from good proximity to various services and amenities. There are several local shops and businesses within walking distance, as well as a local high school making it convenient for a children's home. Public transport options are very accessible, with bus stops on Wilbraham Road providing connections to central Manchester and surrounding areas. The 85 bus from Wilbraham Road is a 5 minute walk from the property and takes 25mins to Manchester Piccadilly Gardens. The area is largely residential with some mixed-use elements, adding to the neighbourhood's vibrant character.

The property is situated on Caistor Close, a residential street that connects to several main roads in the area. The road network is well-integrated, allowing easy connectivity to major thoroughfares like the A6010 and Wilbraham Road, which lead to central Manchester and other key locations.

The existing property is a two-storey, three-bedroom home, typical of the surrounding houses. It occupies a central position on its plot, with a footprint that includes a well sized rear garden. Parking is available on-site, with space for two vehicles to the side of the property.

Architecturally, the house features a conventional suburban design, with standard window and door placements and a pitched roof. On the ground floor is a living room, dining room kitchen and conservatory. On the first floor are three bedrooms and a bathroom.

Proposal

The proposed development is for a change of use from residential (C3) to children's home (C2). The proposed home will accommodate two children, with no external visitors other than occasional staff. The property, a three-bedroom house, will allocate two rooms for the children and one for staff use as an office and sleeping area. Children will stay long-term, potentially for years, and changes in residency will be rare unless specific circumstances necessitate a move.

The age range of the children will initially be between sixteen and eighteen years old. The applicant kindly requests a degree of flexibility with the age range, as they may apply for

change of service to Ofsted to cater for children from twelve years old, dependent on the anticipated need. The applicant wants to ensure that everything is regularised through this planning application and will ensure the current process with Ofsted is adhered too.

The property will have three to four staff members present at any one time. Essential safety measures will be implemented, including fire doors, emergency lighting, and smoke and carbon monoxide alarms, all certified and compliant with regulations. The management of the home will be overseen by a responsible individual and a manager, both trained for their roles and liaising with OFSTED and the directors.

The proposed plans detail the use of space within the property, with specific dimensions provided for each room. The ground floor includes a kitchen/dining area and a lounge, while the first floor accommodates the children's rooms and the staff room. The property's external elevations and block plans illustrate the layout and structural elements, confirming no significant changes to the existing building footprint.

The property benefits from off-street parking, ensuring no adverse impact on highway safety or residential amenity. The operation of the home is designed to minimise disruption to the neighbourhood, maintaining a secure and well-managed environment for the children and staff.

Planning History

There have been no planning applications submitted at the site.

Planning Policy

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

- National Planning Policy Framework (2023);
- National Planning Practice Guidance;
- Manchester Core Strategy (2012);

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

National Planning Policy Framework 2023 (NPPF)

The National planning guidance, which is a material planning consideration, is largely detailed within the National Planning Policy Framework (NPPF). For decision making, the NPPF advises

that local planning authorities should look to approve sustainable development proposals that accord with an up-to-date development plan without delay.

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 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.

Manchester Core Strategy 2012

Policy SP1 refers to place making, promotes the creation of neighbourhoods of choice where high quality and diverse housing is provided around district centres to meet local needs. There is an emphasis on accessibility, in particular walking, cycling and public transport and improving sustainable access to jobs, services and education.

New development should make the best of existing buildings and efficient use of land in support of the Council's overall development strategy. Additionally, developments should support the creation of sustainable neighbourhoods

Policy H1 seeks to create mixed communities by providing house types to meet the needs of a diverse and growing Manchester population, including elderly people, disabled people, people with specific support needs.

Policy H6 South Manchester states that outside of district centres priorities will be for housing which meets identified shortfalls.

Policy H10 Housing for people with additional support needs. Proposals for accommodation for people with additional support needs will be supported where;

- There is not a high concentration of similar uses in the area already
- Where it will contribute to the vitality and viability of the neighbourhood
- Where there would not be a disproportionate stress on local infrastructure such as health facilities.

Policy T2 seeks to ensure that development is easily accessible by walking, cycling and public transport with good connections to jobs, centres, health, leisure, open space and educational opportunities.

Core Strategy **Policy DM1** addresses aspects such as, but not limited to, the design of development, impacts upon amenity, the adequacy of internal and accommodation and outdoor space, vehicular access and parking.

Planning Assessment

Development Principle

The proposed development to convert an existing three-bedroom house into a children's home directly aligns with the principles outlined in the NPPF and the Core Strategy.

Paragraph 63 of the NPPF stresses the need to identify and meet the diverse housing needs of different groups in the community, which includes those requiring affordable housing and specialist accommodation. This development serves an identified need within the community for looked after children, providing them with accommodation that supports their well-being and social integration. This not only meets the local demographic requirements but also contributes to the broader objectives of delivering diverse housing options tailored to specific community needs.

Additionally, it's essential to consider the local demand for such facilities to ensure there is no exacerbation of oversupply in residential care accommodations. Information from OFTSED indicate a demand for such services in Manchester, supporting the proposal's necessity and relevance to local needs. Therefore, this proposal is compliant with policy H6 and H10 of the Manchester Core Strategy.

The site is located in a predominantly residential area, which aligns with Policy SP1 of the Manchester Core Strategy's emphasis on sustaining residential neighbourhoods. Furthermore, the creation of sustainable neighbourhoods with a variety of housing types, and this proposal aligns well by providing a children's home within a residential setting.

The economic and social benefits of this development include job creation for care staff and support workers and the provision of necessary social infrastructure for vulnerable children. According to Paragraph 38 of the NPPF, local planning authorities should support applications that contribute positively to the economic and social conditions of the area, which this proposal does by integrating a children's home into the community.

The proposal is small-scale that does not raise any significant policy issues. There are no planning designations at the site, nor is there any development that disrupt the character or amenity on Caistor Close and neighbouring properties. For the above reasons, the principle of development should be accepted.

Standard of Accommodation

The Council will likely use Nationally Described Space Standards as a guide when assessing space standards for children's homes as it shows the proposed floorspace for comparable accommodation types. Each of the proposed two bedrooms exceed these standards. Furthermore, each habitable room window would be afforded appropriate access to light,

outlook and natural ventilation. The rear garden is appropriately sized and provides ample amenity space for the occupiers of the property.

There are no internal changes proposed to existing. The basis of this application is the in principle change of use to a children's home under C2, so a level of care can be provided in accordance with OFSTED requirements.

Design and Character

The proposed change of use maintains the existing architectural integrity of the building at 6 Caistor Close. The structure remains a typical two-storey house, similar to surrounding properties, ensuring that the change of use will not detract from the area's character.

This is consistent with Paragraph 135 of the NPPF and Policy DM1, which stress the importance of high-quality design that respects local character and context. The internal alterations to accommodate the needs of the children's home do not affect the external appearance, ensuring the building remains visually in harmony with its surroundings.

Residential Amenity

The proposal maintains a high standard of residential amenity, addressing potential impacts on privacy and light for neighbouring properties. The internal layout modifications will not result in any loss of light or privacy for adjacent dwellings, adhering to Policy DM1 of the Manchester Core Strategy.

Continuous supervision by trained staff will ensure that any potential sources of noise or disruption are promptly addressed. Staff will be responsible for maintaining a calm and orderly environment, which is conducive to the well-being of the residents and the peace of the neighbourhood.

Whilst there could be a number of comings and goings these would not be materially different to those expected of a three bedroomed family dwelling. Therefore, in relation to disturbance it is reasonable to conclude that no harm would arise.

Impact on Parking and Highway Safety

The property includes off-road parking, accommodating the parking needs of staff without causing congestion on Caistor Close. This aligns with Policy T2 of the Manchester Core Strategy, which require developments to ensure safe and convenient access without adversely impacting highway safety.

Given the property's proximity to public transport options and local amenities, reliance on private vehicles can be minimised, promoting sustainable travel.

Conclusion

The proposed change of use will make efficient use of the land, and provide alternative house choices for a specific demographic which improves inclusivity in the city. There are no internal or external changes to the property.

The house will retain its look and character; that of a normal residential dwelling. The use and associated activity, including comings and goings of care workers would unlikely cause a significant level of disturbance or amenity harm. It is considered that a non-harmful material change of use would occur at the site.

The proposed change of use should be acceptable in principle, the standard of accommodation and quality of environment for occupiers would not result in harm to the area's visual amenity or residential amenity, nor the functioning of local highways network.

We respectfully request that the Council supports this application.