CAROLINE TAMWORTH PLANNING

Planning and Development

PLANNING APPLICATION

PROPOSED CHANGE OF USE OF DWELLING (PLANNING USE CLASS C3) TO RESIDENTIAL CARE HOME FOR CHILDREN (PLANNING USE CLASS C2)

11 RODNEY STREET, MANCHESTER, M4 6JJ

PLANNING STATEMENT

Prepared

By

Caroline Tamworth Planning

CT1221

39 Lee Street
Uppermill
Oldham OL3 6AE

T: 0797 9696 004
E: carolinetamworthplanning@gmail.com
Caroline Tamworth MA BA (Hons) MRTPI

Planning Applications and Appeals, Change of Use Applications, Development Potential Appraisals, Conservation Areas & Listed Buildings, Planning Enforcement Issues

Contents

1.0 The Site

2.0 The Proposal

3.0 Planning Policy Context

4.0 Justification

5.0 Conclusion

1.0 The Site

1.1 The application relates to a red brick two storey dwelling with accommodation within the roofspace on Rodney Street which lies to the north east of Manchester city centre between Ancoats and Miles Platting. The dwelling forms one end of a row of three terraced properties and has a driveway and landscaped gardens to the front and rear.



The application site

1.2 The site is surrounded by residential development.

1.3 A site location plan is provided.

2.0 The Proposal

2.1 The application seeks planning permission for the change of use of the dwelling to planning use class C2 to allow its use as children's home. The home will accommodate one child and provide living and sleep-in carer accommodation. No external changes are proposed.

2.2 The home will be staffed on a rota system rather than carers living at the home permanently and as such falls within Planning Use Class C2.

2.3 High-quality residential care for a child who cannot live within their own family and require a period of support and intervention to enable them to feel safe and achieve stability in their lives will be provided at the home. The provider will work in partnership with the local authority to provide bespoke support to the child placed there and will strive to provide a substitute family environment or a "home away from home" where they can be cared for and given support to transition safely and healthily back into their own families, an alternative family setting or supported accommodation.

2.4 There is an identified need for this type of accommodation within the area, particularly solo care provision where only one child is looked after to best cater for their individual needs.

3.0 Planning Policy Context

3.1 The site is located within East Manchester on the Local Development Framework Area Proposals Map.

3.2 The following Manchester Core Strategy policies are relevant:

- Policy SP1 - Spatial Principles
- Policy H1 - Overall Housing Provision
- Policy H4 - East Manchester (Housing)
- Policy T2 - Accessible Areas of Opportunity and Need
- Policy DM1 - Development Management

3.2 Core Strategy Policy SP1 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.

3.3 Core Strategy 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 requirements…..".

3.4 Core Strategy Policy H4 encourages the provision of family housing within East Manchester. The dwelling was built in 2016 and forms part of the ongoing regeneration of the Ancoats area.

3.5 Core Strategy 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.

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

3.7 Advice contained within the recently adopted Places for Everyone Joint Development Plan Document (PfE) and the revised National Planning Policy Framework (NPPF) is also relevant.

3.8 The Places for Everyone Plan aims to create sustainable, inclusive communities by providing housing, jobs, and infrastructure whilst protecting the environment. The plan prioritises public transport, affordable housing, and green spaces to enhance quality of life for residents.

3.9 The NPPF emphasises sustainable development, promoting economic growth while safeguarding the environment and protecting communities. The NPPF aims to streamline the planning process, encourage local decision-making, and ensure development meets the needs of present and future generations.

4.0 Justification

4.1 The established use of the site is that of private residential (Planning Use Class C3).

4.2 The proposed use falls within planning use Class C2 – residential institutions. However, it operates in the same way as a use falling within Class C3(b) which, according to the Town and Country Planning (Use Classes) Order, as amended, relates to use as a dwelling house by not more than six residents living together as a single household (including a household where care is provided by residents).

4.3 However, in order to comply with the definition of single household and meet the requirements of use class C3(b) the carers must live within the home permanently and not have another permanent residence. As such, planning permission is required.

4.4 The home will be staffed on a rota basis with two members of caring staff present at all times. Members of staff will sleep at the home overnight in the staff bedrooms. The rota system works well to provide quality 24 hour care for the children placed at the home. The provision of high-quality residential care and accommodation for a child who cannot live within their own family is fully compliant with Core Strategy policies SP1, H1 and H4.

4.5 The emphasis is on continuity of care for the child with a small, familiar staffing team to create a secure substitute family environment.

4.6 Whilst the staff may not be living at the home on a permanent basis, there will be little difference between the proposed use and a residential household where adults work shifts, extended family take part in the care of the children or that of a use class C3(b) use. The

comings and goings associated with the use will not therefore be materially different from a typical residential household.

4.7 In line with Core Strategy policy T2, the site is accessible by public transport, with a bus service in operation along the nearby Oldham Road (A62) and Butler Street Drive, and also by cycle and on foot. In addition to local needs shops, schools and recreational facilities, Manchester city centre is approximately 1km away and provides a huge range of shops, services, entertainment, and access to the metrolink.

4.8 The proposal involves the change of use of an existing dwelling into a residential care home for a single child; very similar uses. No extensions or external alterations are proposed to the existing building and there will be little or no change to the character and appearance of the site. The site is ideal for the proposed use and will not conflict with the established character and appearance of the area. Due to just one child being accommodated within the home, along with the low-key staffing arrangements, the home is unlikely to generate any more noise, disturbance or coming and goings than would be associated with the established use. There is sufficient parking and amenity space within the curtilage of the dwelling to serve the future occupants. The proposed use will not generate significant levels of the traffic due to the small number of staff that will be present on site at any one time. The level of vehicle movements associated with the home will not be above or beyond those to be expected in conjunction with the established character of the area. The proposed development will not have an adverse impact on the visual amenity of the area or the amenity of surrounding residents, in line with Core Strategy policy DM1.

5.0 Conclusion

5.1 The proposed change of use of the dwelling will result in very minimal change to the overall function of the site and the levels of activities associated with it. The use is compatible with the established character and appearance of the area, will provide quality living accommodation for a child and staff and will not lead to significant adverse impacts on the amenity of the occupants of nearby properties.

5.2 For the reasons stated above, the proposed change of use of the dwelling to Class C2 is fully compliant with local and national planning policies and it is requested that planning permission be granted.

April 2024