PLANNING STATEMENT ATTACHED TO PROPOSED USE OF THE DWELLING HOUSE (USE CLASS C3(a)) TO PROVIDE RESIDENTIAL CARE ACCOMMODATION (USE CLASS C3(b)) FOR 2 YOUNG PEOPLE AT 143 PLANT HILL ROAD, MANCHESTER M9 6WQ.

STATEMENT PREPARED BY:- **MR MIKE CARR MSc MRTPI, MAT DESIGN LIMITED**

ON BEHALF OF:- **THE CHERRY BLOSSOM FAMILY**

STATEMENT DATE: **OCTOBER 2023**

1. INTRODUCTION

This planning statement has been prepared to support a Lawful Development Certificate application that proposes a non-material change in the use of 143 Plant Hill Road, from its current use as a C3(a) single dwelling house, to a use falling under Use Class C3(b), so as to allow for the care of 2 No. children.

We would highlight that the age range of children would be between 7 & 17 years old, and 143 Plant Hill Road would provide a stable home environment for the children, as their main and sole residence. The length of stay would be medium to long term and look to provide a continuity of care, along with attendance in mainstream education.

In terms the children who would be cared for, they would be placed at 143 Plant Hill Road following a referral from Local Authorities anywhere in the country, who are looking for a placement for a looked after child. At the point of referral, a pen picture of the child is sent out to potential providers, which provides the carer with information on the level of care that is required and from that, the staffing levels needed for the child. The use would be regulated by Ofsted, who have a requirement for the children to have a social worker visit every 6 weeks.

The proposed use of 143 Plant Hill Road by the Cherry Blossom Family, only intend to offer a placement to a child that has an assessed level of a maximum of 1:1, thereby meaning that 143 Plant Hill Road would only be used to house a maximum of 2 on a residential basis, with members of staff on shift at all times. This would be a maximum of 2 staff during the day and 1 during the night. with no requirement for regular visits by social workers or any other care professionals.

2. 143 PLANT HILL ROAD

143 Plant Hill Road is a traditional end of terrace dwelling house that is situated at the southern end of a row of similarly designed dwellings. The surrounding area is primarily residential a primarily residential area within Higher Blackley and sits adjacent to a sheltered housing site at Piggott Harry Court.

The built configuration of 143 Plant Hill Road provides a lounge and kitchen to the ground floor, along with 2 bedrooms and a bathroom to the first floor, along with a bedroom and en-suite in the loft. Externally, there is a substantial rear garden area, along with a smaller garden area to the front.

These details are shown on existing and proposed floor plans for 143 Plant Hill Road.

In terms of the location of 143 Plant Hill Road within the locality, the dwelling is sustainably located and is close to local services, shopping and medical, whilst there are a range of public transport routes within easy walking distance of the site. No off-street car parking Is available within the site, although it is highlighted that the area is well provided for by on-street parking, which serves the surrounding dwellings

3. SITE LAND USE ALLOCATION

The application site is located in a Primarily Residential Area, as denoted on the Manchester Core Strategy and extant Unitary Development Plan Proposals Map. There are no other planning constraints that we are aware of that would prevent the development from taking place.

4. PLANNING HISTORY

135081/FH/2022 - Erection of a two storey side extension to form additional living accommodation:- Approved Wednesday 23 November. This planning permission allowed the erection of a two storey side extension to form additional living accommodation, so as to provide a dwelling with 4 bedrooms, bathroom, living room and a kitchen area. ***Due to unforeseen ground conditions, the approved extension will not take place.***

5. DAY TO DAY ACTIVITES AT 143 PLANT HILL ROAD

- Daily car borne journeys would be limited to care staff only and would be limited to the 1:1 care of the children;
- The children and care staff would eat breakfast, lunch and dinner in the house, meaning there are no requirements for any specialist catering;
- The children would attend school as part of their care;
- Sleeping arrangements would be in the bedrooms as per the proposed floor plans;
- There would be no business activities on site or any commercial activities that would change the character of the dwelling house;
- The use of the garden area would remain incidental to the enjoyment of the property and;
- There would be no more than 5 people living together as a single household and receiving care at any one time.

6. THE RESIDENTIAL CHARACTER OF 143 PLANT HILL ROAD

The proposed use of 143 Plant Hill Road Under Use Class C3(b) would mean that the dwelling house operated in the same way as the existing family home, and as it has done since it was constructed. In addition, we would highlight that there are no changes to the buildings character nor would there any anti-social uses or activities proposed or associated with the proposed use. Whilst there is a minor change within the general Use Class C3 category, we do not consider that there is any sort of material change that

would alter the residential character and use of 143 Plant Hill Road.

7. CAR PARKING AND HIGHWAY SAFETY AT 143 PLANT HILL ROAD

Manchester's Core Strategy Development Plan Document requires new development to provide adequate on-site parking and safe and adequate vehicular access to/from the site.

In this particular case, 143 Plant Hill Road does not have any off-street car parking to support the C3(a) Use Class. As such, and given that the residential character of the dwelling would not change and that car borne journeys would be no greater that they are now, we do not consider that there would be any demonstrable changes or harm towards highway or pedestrian safety.

Further to the above, the 2023 National Planning Policy Framework (the Framework) provides the most up to date planning guidance in relation to highway matters. In particular, paragraph 111 advises that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual impacts on the road network would be severe.

In this case, and in terms of traffic movement and car parking, the proposed use of 143 Plant Hill Road is fundamentally the same and would not would cause unacceptable level of harm to highway safety or have a severe impact on the surrounding highway network.

8. LEGISLATIVE BACKGROUND FOR THE LAWFUL DEVELOPMENT CERTIFCATE APPLICATION

The current Use Classes were last updated on 1 September 2020

Amongst all of the other Use Classes, the Order lists Use Class C, which is then broken down into 5 separate categories – C1, C2, C2A, C3 (a) (b) and (c), along with C4.

For purposes attached to the consideration of this Lawful Development Certificate application, Use Class C3 (a) and (b) are applicable to this applciation and are described as follows:-

- Use Class C3(a) covers the use of the dwelling by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child;

- C3(b) covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.

9. THE LAWFUL DEVELOPMENT PROPOSALS FOR 143 PLANT HILL ROAD

Current planning legislation and the Use Classes Order confirms that it is permitted development (not requiring planning permission) to lawfully alternate or swap between Use Class C3(a) and Use Class C3(b), so long as there are no material changes to the use of the dwelling and that the proposed use comfortably fits within the descriptive framework that is set out in the Use Classes Order (C3(a) & C3(b) - see section 2).

In this particular case, and based on the submitted plans and written evidence that describes the proposed use, we consider that there is no material change of use to 143 Plant Hill Road and that the Local Planning Authority can issue the requested certificate based on the evidence submitted.

We also consider that the LPA can be confident that the submissions would be lawfully carried out in line with the evidence presented, given that any Lawful Development Certificate (Proposed) that is issued by the LPA, can be withdrawn if there were ever any material changes to the use of 143 Plant Hill Road by the applicant/owners.

10. PLANNING CONCLUSIONS

Based on the use of 143 Plant Hill Road that we have described throughout this stamen, we do not consider that this development would involve a material change of use, and that the provision of care for 2 looked after children comfortably sits within the descriptive framework of Use Class C3(b) of the current se Classes Order

Overall, and based on the plans and descriptive evidence we have provided, the proposed use of 143 Plant Hill Road would be fundamentally the same. As such, we do not consider that there are any material planning reasons as to why the Local Planning Authority should not issue the requested certificate.