

PLANNING STATEMENT

**Certificate of Proposed Lawfulness for a Change of Use of Dwelling (C3) to (C3b)
11 Chatway, Crumpsall, Manchester M8 5UU**

Prepared by **Saleem Architects** on behalf of **Kingsmann Care Limited**

1. Introduction

1.1 This Planning Statement has been prepared by Saleem Architects on behalf of Kingsmann Care Limited (“the Applicant”).

1.2 The planning application seeks a Certificate of Proposed Lawfulness for the change of use of a six-bedroom dwelling (Use Class C3) to a C3B dwelling house for up four adults aged with low-mild complex needs, including low-mild autism (Use Class C3B).

1.3 Staffing will comprise two staff on-site 24/7, All staff hold Level 5 Diplomas in Health & Social Care, ensuring high-quality, professional care.

2. Background and Mission Statement

Kingsmann Care Limited is committed to providing a specialist residential care service for young adults aged 18–65 with low - mild complex needs, including autism spectrum disorder, learning disabilities, and emotional or behavioural challenges. The company recognises that this age group faces a critical transitional period, moving from children’s care services or specialist educational settings into adulthood. Without appropriate support, these young adults are at risk of social isolation, poor mental health, unemployment, and difficulties achieving independence.

The proposed home at 11 Chataway Road aims to meet this growing need by providing a safe, structured, and nurturing environment for residents. The home is will be regulated by the Care Quality Commission (CQC) to ensure all care provision meets national standards for safety, quality, and safeguarding.

Mission Statement

The mission of Kingsmann Care Limited is to deliver outstanding, person-centred care to young adults with complex and autistic needs, empowering each individual to reach their full potential and live fulfilling, independent lives. This mission is underpinned by the following principles:

- **Person-Centred Care:** Each resident receives an individualised care plan developed collaboratively with families and professionals, addressing their physical, emotional, cognitive, and social needs.
- **Safety and Wellbeing:** Robust safeguarding policies, risk assessments, and daily monitoring protect residents while promoting positive behaviour and emotional development.

- **Structured Support:** Residents benefit from a consistent routine providing predictability, crucial for individuals with autism. Activities include education, therapy, life skills training, and recreational opportunities.
- **Skill Development and Independence:** Residents develop practical skills, such as cooking, budgeting, personal care, and travel training, promoting independence and self-confidence.
- **Therapeutic Environment:** Staff employ therapeutic approaches to manage behaviour, reduce anxiety, and build positive relationships, fostering a sense of security and belonging.
- **Community Integration:** Residents are supported to engage with their local communities through education, work placements, volunteering, and recreational activities, promoting social inclusion and meaningful relationships.
- **Highly Qualified Staff:** All staff hold **Level 5 Diplomas in Health & Social Care**, receiving ongoing training in autism awareness, behaviour management, safeguarding, and therapeutic interventions.
- **Transition to Adulthood:** The home focuses on preparing residents for independent living, supporting goals in education, employment, social participation, and life skills development.

Need for Specialist Care

There is a significant shortage of supported living for young adults with complex and autistic needs in the Manchester area. Many young adults leaving care or specialist education require ongoing support to live safely and independently. Without appropriate provision, these individuals face risks including placement breakdown, social isolation, and limited life opportunities.

Kingsmann Care Limited addresses this gap by providing a small, family-style home for three residents, ensuring that staff can provide intensive, personalised care. Limiting the number of residents allows the home to maintain high standards, stability, and safety, while providing one-to-one support when needed.

Care Approach

The home operates a family-style model, avoiding the institutional feel of larger facilities. Residents live in a homely environment where staff support daily routines rather than controlling them. Care plans are individualised and regularly reviewed to reflect residents'

changing needs and aspirations. Staff liaise with healthcare professionals, social workers, and educational providers to ensure a holistic and coordinated approach.

Outcomes

Residents can expect to achieve:

- Greater independence and life skills
- Improved emotional regulation and coping strategies
- Enhanced social and communication skills
- Successful transition into education, employment, or further training
- Safe engagement with the local community
- Improved overall health, wellbeing, and quality of life

Kingsmann Care Limited believes that **every young adult has potential**, and with the right environment and support, they can live fulfilling, independent lives.

4. The Site and Surrounding Area

4.1 The application site is a **mid-terraced, three-storey, six-bedroom dwelling** with a walled rear garden and low front boundary wall.

4.2 Layout:

- **Ground Floor:** Hallway, WC, living room, kitchen-diner
- **First & Second Floors:** Six bedrooms

4.3 The surrounding area is predominantly residential, with **schools, local facilities, and bus stops within walking distance**.

5. The Proposal

5.1 The application seeks a **Certificate of Proposed Lawfulness** for the change of use from a dwelling (C3) to C3b for **four adults aged 18–65 with complex needs, including autism**.

5.2 One bedroom will be allocated to staff; the remaining rooms will accommodate resident services, including an office sensory /games room.

5.3 **No internal or external alterations** are proposed.

5.4 The adults will not have cars and we will not allow any to take up residence if they have a car.

5.5 The staff will in the vast majority of cases, walk to the home

5.6 The refuse created will be no more than for a regular family home

6. Planning Legislation

6.1 Under the **Town and Country Planning (Use Classes) Order 1998 (as amended)**:

- **C3:** Dwellinghouses for a single person, family, or up to six people living together, including care provision.
- **C3b:** covers use as a dwellinghouse (whether or not as a sole or main residence) by not more than six residents living together as a single household (including a household where care is provided for residents).

6.2 The proposed use falls under **C3b**.

7. Material Considerations

7.1 Principle of Development: Provides specialist supported living for young adults with complex and autistic needs, meeting a **growing demand**.

7.2 Character and Appearance: Dwelling remains unaltered externally and internally; the residential character is maintained.

7.3 Staff and Transport: Staff encouraged to use walking, cycling, or public transport; shift handovers are structured to minimise disruption.

7.4 Parking & Highway Safety: No parking restrictions; small resident number limits traffic generation.

7.5 Noise and Disturbance: Residents are closely supported 24/7; minimal impact on neighbours.

7.6 Safety and Vulnerability: A Local Area Risk Assessment will mitigate risks and safeguard residents.

7.7 Staff Qualifications: All staff hold **Level 5 Diplomas in Health & Social Care**, ensuring professional care.

7.8 Residents Car parking: The company will not take residents who have car ownership and will also be told that this is not allowed. Any form of travel will be either car pooling or public form of transport.

7.9 Visitors: Any form of visitors will be notified in advance and will be at specific times in the week. For example, Between 1-2pm on Thursday etc.

8. Staff Rota Summary

The staff rota is structured to provide **continuous, professional, and personalised care**. Staff are present **24/7**, including daytime staff, sleep-in staff, and waking night staff, with oversight by a full-time Registered Manager on weekdays.

Morning (07:00–09:00): Two staff assist residents with waking, personal care, dressing, breakfast, and preparation for daytime activities. Residents are encouraged to participate in routines to promote independence.

Daytime (09:00–17:00): Two staff continue care with the Registered Manager overseeing operations. Activities include education, therapy, life skills training, and social development. Staff will document observations and monitor progress.

Evening (17:00–22:00): Staff support dinner, personal care, and evening activities. Sleep-in staff arrive to cover overnight routines. Evening activities are tailored to individual needs, promoting calm and engagement.

Night (22:00–07:00): Waking night staff monitor residents, supported by sleep-in staff. Staff respond to any emotional, behavioural, or medical needs, maintaining safety and wellbeing.

Shift Handover: Occurs at 07:00, 17:00, and 22:00. Written and verbal communication ensures continuity of care, reduces errors, and supports professional practice.

Rota Benefits:

- Guarantees resident safety
- Provides structured, consistent care
- Enables individualised support and one-to-one engagement
- Supports staff development and wellbeing
- Meets CQC standards

Example Rota Table

Time	Mon	Tue	Wed	Thu	Fri	Sat	Sun
07:00–09:00	Staff 1 + Staff 2	Staff 1 + Staff 2	Staff 1 + Staff 2	Staff 1 + Staff 2	Staff 1 + Staff 2	Staff 1 + Staff 2	Staff 1 + Staff 2
09:00–17:00	Staff 1 + Staff 2	Staff 1 + Staff 2	Staff 1 + Staff 2	Staff 1 + Staff 2	Staff 1 + Staff 2	Staff 1 + Staff 2	Staff 1 + Staff 2
17:00–19:00	Staff 1 + Staff 2	Staff 1 + Staff 2	Staff 1 + Staff 2	Staff 1 + Staff 2	Staff 1 + Staff 2	Staff 1 + Staff 2	Staff 1 + Staff 2
19:00–22:00	Staff 1 or 2	Staff 1 or 2	Staff 1 or 2	Staff 1 or 2	Staff 1 or 2	Staff 1 or 2	Staff 1 or 2
22:00–07:00	Staff 1 or 2	Staff 1 or 2	Staff 1 or 2	Staff 1 or 2	Staff 1 or 2	Staff 1 or 2	Staff 1 or 2

Notes: Staff rotate weekly to ensure fair distribution of shifts. Handover times: 07:00, 17:00, 22:00. Residents receive personalised 24/7 care.

9. Conclusion

9.1 The proposed change of use from a dwelling (C3) to a C3b for four young adults with low-mild complex and autistic needs, on behalf of Kingsmann Care Limited, will not alter the character or appearance of the dwelling.

9.2 The proposal will not result in significant traffic movements or noise. Residents will not be allowed to have cars or be able to drive.

9.3 It provides highly qualified staff and meets the growing demand for specialist supported living for young adults.

9.4 The proposal aligns with National and Local Planning Policy and does not constitute a material change of use for the purposes of section 55(1) of the 1990 Act (as amended).

9.5 The proposal will not be any different than a normal C3 dwelling house that is currently six bedroom dwelling.