2 Pennine Close, Manchester, M9 6HR

Management & Supporting Statement

Lawful Development C3(a) dwelling to C2 Children's care home

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SUPPORTING STATEMENT FOR:

2 Pennine Close, Manchester, M9 6HR

CONCERNING:

Lawful development certificate for change of use from C3(a) dwelling to C2 care home

Whereby:

Class C3(a) used as a single person or family household residential dwelling

Class C2 used as a "Residential institution"- Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)).

In this Order, unless the context otherwise requires:—

"care" means personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder, and in class C2 also includes the personal care of children and medical care and treatment.

https://www.legislation.gov.uk/uksi/1987/764



Fig 1. Front Elevation (HAD&Co, 2025)

1. INTRODUCTION

1.1 This short statement will detail the reasons it is believed that the proposed use change for 2 Pennine Close, Manchester, M9 6HR from a C3(a) residential dwelling to a C2 as a Children's home is considered to be Lawful and that a Lawful Development Certificate can be issued by the Local Planning Authority.

1.2 It will go through the management plans for the care home, the reputation of the proposed professional care company as well as some additional information to give a holistic understanding of the proposed use.

1.3 It will also briefly discuss the day-to-day running operations for the proposed use as Pennine House, a home for looked-after children where they will be cared for by employees of "Brighter Beginnings", along with details of their responsibilities and obligations.

2. PROPOSAL

2.1 The property of 2 Pennine Close is currently covered under Class use C3(a) as a residential dwelling.

2.2 The proposed site is located in Blackley, which lies to the north of Manchester. It is situated close to Victoria Avenue, a main route linking Blackley with Oldham. The two-storey house consists of three bedrooms, a living room, a dining room, a kitchen and bathroom. 2 Pennine Close is nestled into a small residential Cul-de-sac, the site is separated from neighbouring properties by driveways and patches of garden.



Fig.2 Satellite view of 2 Pennine Close (Googlemaps, Accessed: 2025)

2.3 The property is a semi-detached house with brick wall and pitched tiled roof. There are no planned internal or external alterations to be made to the property. This will ensure the appearance and goings-on surrounding the property will help keep the property identifiable as a residential dwelling.

2.4 To the side of the property an external structure which shelters the driveway and concrete ramp which provides accessible entry to the side of the property. Additionally, there is a concrete access ramp to the front of the property which is suitable for accommodating a range of accessibility requirements for the children residing at the property.





Fig 3. And Fig 4. Entry ramps to front and side of 2 Pennine Close. (HAD&Co, 2025)

2.5 The proposed home for looked after children is a short distance away from local schools such as Crosslee Primary School, making it an ideal location for the needs of any children residing at the home.

2.6 The site is sustainably located as the nearest bus stop is situated approximately 0.1 miles away and is supported by a range of Greater Manchester's Bee Network bus routes which provide travel to neighbouring areas such as Middleton and Higher Blackley.

2.7 2 Pennine Close offers a large and private back garden space for the residents to enjoy. It also is situated 0.8 miles away Charlestown Park a large green space for children to carry out recreational activities, for which the proposal meets policy "Open space and recreation" as outlined by the NPPF.

2.8 It is proposed that Pennine House will accommodate two children with learning difficulties receiving care from three carers working on a shift-rota basis. This means the property would fall under Use Class C2, as the two children would not be able to live independently and would require care from supervising adults. The arrangement would operate similarly to a family unit, with the carers acting in a parental role, similarly to parents or guardians of children living together in one household.

2.9 The layout and arrangement of the property is to remain unchanged, with one of the staff bedrooms located in the living space with a sofa-bed, and another staff bedroom in the smallest bedroom on the first floor doubling up an office space. The larger rooms will be used for the children to sleep in. The rear ground floor dining room will be used as an additional living room and meeting space for any planned visitors.



Fig 5. Existing Plans. *(HAD&Co, 2025)*

2.10 The current state of the property is structurally sound with no major defects or issues. Fire and security safety measures for the residents will be put in place in line with current Building Regulations.

2.11 The proposed change of use is considered Lawful as a change of use from a C3(a) Dwelling to C2 children's care home as the result of the proposed use would not constitute as a material planning change.

2.12 Planning Material: to consider whether permission is needed for a change of use it should be looked at whether a change would occur that is considered as "planning material". It can be considered that this proposed use would work in the same way as it had previously done with the same number of permanent residents and staff members. Nothing that would be considered a "planning material" change would be occurring as per Section 55(1) of the Town and Country Planning Act 1990 (as amended), therefore a full change of use application for the proposed change would be unnecessary and a Lawful Development Certificate can be issued.

3. LEGISLATION

3.1 To provide evidence as to why the Lawful Development Certificate should be issued for these proposed changes, the relevant legislation will be outlined below.

3.2 The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010

Class C2. Residential institutions

Use for the provision of residential accommodation and care to people in need of care (other than a use within Class C3. Dwellinghouses, used as sole or main residences).

Use as a hospital or nursing home.
Use as a residential school, college or training centre.

Class C3. Dwellinghouses

Use as a dwellinghouse (whether or not as a sole or main residence) by—

(a) a single person or by people to be regarded as forming a single household;
(b) not more than six residents living together as a single household where care is provided for residents; or
(c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).

Interpretation of Class C3
For the purposes of Class C3(a) "single household" shall be construed in accordance with section 258 of the Housing Act 2004(2)."

https://www.legislation.gov.uk/uksi/2010/653/article/2/made

3.3 Town and Country Planning Act 1990, Section 55:
Meaning of "development" and "new development".

(2)The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land—

(f)in the case of buildings or other land which are used for a purpose of any class specified in an order made by the Secretary of State under this section, the use of the buildings or other land or, subject to the provisions of the order, of any part of the buildings or the other land, for any other purpose of the same class.

https://www.legislation.gov.uk/ukpga/1990/8/section/55

3.4 The above-mentioned legislation provides meaning and interpretation of the current class use of C3, the difference for alternative class use of C2, and the meaning of what is considered planning material when considering a change of use development.

4. JUSTIFICATION

4.1 The proposed children's care home will serve as the main residence for up to two looked-after children, aged between 5 and 17 who, for whatever reason, will not be able to reside within their normal family environment.

4.2 The 2020 pandemic of Covid-19 has shed light on some of the difficulties currently faced by the care-sector and it has been documented in the press of dire situations where children in care have been housed alone in caravans, sheltered in tents or kept in unregulated homes with no real supervision and only a few visits from a social worker throughout the week.

4.3 All children deserve a secure and comfortable abode and 2 Pennine Close will be able to provide that. These types of homes are essential to get these vulnerable looked after children in a secure and stable home-like environment and prepare them for their next steps in life such as foster care or independent living.

4.4 The selection of the property and its suitability have already been thoroughly assessed against these standards to ensure a smooth transition that can provide the environment needed for a child in care to have a happy life and thrive with a better outlook for their future. Placements are offered to children with mild to moderate learning disabilities who may show challenging behaviour, who may have had multiple placements and moves, who may be disengaged with education, who may find it difficult to trust in adults and make positive relationships and who may have other specific needs that we assess we are able to meet.

5. MANAGEMENT

5.1 The care provision and management will be provided by care company "Brighter Beginnings" who provide tailored, age appropriate emotional and practical support for children and young people who have learning difficulties and who are unable to live with their families. Their approach to care is both compassionate and progressive, designed to support children and young people with learning, physical and emotional needs who are categorised within the mild to moderate learning difficulties category.

5.2 For staff at Brighter Beginnings, the primary aim is to provide placements for a child or young person with learning disabilities with connection to education and health support services where continuity and predictability of service will critically be of benefit to their welfare and progress.

5.3 The reputation of the care company can be proven with the vast experience and knowledge of Brighter Beginnings' Responsible Individual: Judith A James. Being qualified in social care since 1981, her specialty lies in mental health and well-being alongside care services for neglected children. Judith has continued to improve her expertise through actively developing NVQ training courses in social care, qualified as a Play Therapist, has acted as a caseworker in private law proceedings, and joined the Board of Trustees/Directors of British Play Therapists where her work ensured the success of their bid to become an approved register holder under the Professional Standards Authority. Her Qualifications include:

- CQSW
- Diploma in Play Therapy (retired practitioner)
- Certificate in Management (Open)
- BA Hons Sociology and Applied Social Sciences
- Diploma Applied Social Sciences

This is the level of reputable experience the care company will bring to 2 Pennine Close and the resulting management and staff employed as the children's carers will also have an equally high standard of experience as well as being fully qualified to take on their roles as specialist carers for the children with learning disabilities.

5.4 After gaining the Lawful Development Certificate, the plans and operations of the care home will be subject to Ofsted inspection and certification to ensure the care home is adequately and appropriately managed and is suitable for its proposed use.

5.5 The young people living at the care home, would be classed as vulnerable. Due to unfortunate circumstances the young people could be in care for a number of reasons, some being that their family setting is no longer safe for them, or they simply have no one to care for them. The young people would be supported on a daily basis by staff employed by "Brighter Beginnings" within the home, who would act as their guardians, caring for them as though they were their own children.



Fig 6. Wet room at the property. (HAD&CO,2025)

5.6 The children's home model is to create a warm and nurturing family style environment for the medium to long-term care of up to two children with learning difficulties between the ages of 5 and 17 years old. Pennine House favours accessibility with access ramps, spacious hallways and a wet room. It will operate as a single household with all communal spaces shared, the adult supervisors / carers and children will eat together, and all will sleep at the property.

5.7 The proposed staffing model includes three staff members on duty during the day, and two staff members providing overnight support. Staff will also undergo all mandatory training relevant to their roles, including First Aid, safeguarding, safer handling, and health and safety.

5.8 Staff will work 24-hour shift patterns and be responsible for the everyday tasks of running a household such as cleaning, cooking and other typical chores. Shift changes between carers will not be disruptive due to the nature of shift patterns being 24 hours. Changeovers will be planned to occur at off-peak times to avoid busy traffic times and disruption to neighbours.

5.9 Under the requirements of OFSTED, the home must be run as closely as possible to a typical family household. The residents will interact with the dwelling similar to how any other family would inhabit the house. Therefore, in terms of comings and goings at the property, there would be little difference from a family occupying the premises.

5.10 Activity at the property would include carers dropping off and picking up the children from school each day, activity and leisure outings for the children, grocery shops and changeovers between carers. This can be viewed as the

same level of activity as a typical C3 dwelling as the activity level is comparable to parents or guardians entering and leaving the property for work purposes or other routine responsibilities. Other visits to the property may include occasional Ofsted visits which will be pre-planned and arranged to ensure parking arrangements won't impact the local neighbourhood.

5.11 In addition, the company intends to employ local qualified carers who are not only familiar with the local area and its public transport amenities but could also easily walk to work, where this is not possible arrangements for staff to be collected in a shared car owned by the home can be made to lessen the number of cars at the property.



Fig 7. Proposed floor plans (HAD&CO,2025)

6. CONCLUSION

6.1 The proposed home will prioritise the safe accommodation and care of two looked-after children with specialised needs. The site is suitably located, with convenient access to essential amenities including local schools, supporting the educational and social needs of the children. 2 Pennine Close offers ample space for two children and three carers (two overnight) to live comfortably and interact with the property similarly to the way in which a traditional family would.

6.2 As the property will be used as closely as possible to a traditional class use C3 family home as possible, but the residents will not fall under the definition of a "single household" as stipulated in C3(a). The Lawful Development Certificate is necessary to confirm the property has the use class of C2 due to the element of care that will be provided for two children by staff-carers employed on a shift-rota basis.

6.3 There is to be no planning material changes proposed as there are no physical changes that can be described as "development" under the "Town and Country Planning Act 1990, Section 55". This includes changes in the characteristics of the dwelling as it will continue to be used and interpreted as a residential dwelling to those who use it and those who will observe it.



Fig 8. Back garden at 2 Pennine Close, (HAD&CO, 2025)