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23 DORSET RD MANCHESTER M19 3NB
CERTIFICATE OF LAWFULNESS STATEMENT
NOVEMBER 2025



Introduction

The statement is in support for the application for a Certificate of Lawfulness for the proposed change of use of the property at 23 Dorset Road, Manchester, M19 3NB from Use Class C3 (a four-bedroom dwellinghouse) to Use Class C2 (a children's care home providing emergency accommodation).

Proposed Use

The proposal involves accommodating up to three children on a temporary basis while they await permanent housing. The children are anticipated to be aged between 8 and 16 years, with no special needs or disabilities. No structural alterations are proposed other than a fire separating corridor on the ground floor and a combined office/bedroom area for carers on the first floor.

Planning Use

The property is currently a single family dwelling (occupied) Use Class C3. The property has been used as a C3 dwellinghouse for at least the last 10 years since ownership began, and from knowledge, it has always been used as a dwelling

The proposal is to provide a children's care home for emergency accommodation Use Class C2. The property will have a living room, dining room, kitchen, bedrooms and a bathroom, with one of the bedrooms used by staff as a bedroom combined with office

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Care Service

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This arrangement is designed to comply with Ofsted standards for children's homes.

The proposed use will be in partnership with Local Authority or Emergency Care Services, housing children placed in the care home for emergency purposes.

No specialised medical or therapeutic care is required, as the children have no special needs or disabilities and the children will maintain their daily schedule i.e. attending school.

No persons not normally associated with the running of the home will attend regularly.

Design and Access

There will be no external changes to the property.

Parking is available on-street.

The house front and rear access will remain as existing

Council Requirements – Applicants Response

The following details address the requirements outlined by Manchester City Council for such applications, based on their guidance for Certificate of Lawfulness (Use Class C3 to C2). This ensures the local planning authority can fully understand the proposal.

1. Details of the Property and Its Existing Use (Use Class C3)

a. The property is currently occupied by a family/single household?

Yes, the property is currently occupied by a family consisting of two adults and three children. It is currently tenanted.

b. If not, when did it cease to be occupied in that manner, and have there been any intervening uses, or is it currently unoccupied?

Not applicable, as the property is currently occupied as described above. There have been no intervening uses.

c. How long do you believe the property to have been used within Use Class C3?

The property has been used as a C3 dwellinghouse for at least the last 10 years since ownership began, and from knowledge, it has always been used as a dwelling.

d. Internal layout plan/sketch of the property as it currently is, and any changes:

The property is currently a four-bedroom terraced dwellinghouse spread over three floors. The ground floor includes a hall, sitting/dining room, and kitchen/dining room with a separate kitchen area (approx. 30.6 sq m). The first floor includes a landing, master bedroom, bathroom, bedroom 2, and bedroom 3 (approx. 38.0 sq m). The second floor is a loft room with an en-suite (approx. 22.6 sq m). Total area is approx. 99.2 sq m (1068.3 sq ft). A floor plan is attached showing the existing configuration. The master bedroom will be used as a combined office/bedroom area for carers to use during shifts or overnight stays, if required. This space will not be used for healthcare/treatment beyond basic first aid, and no office space will impact existing living areas. No changes to sleeping arrangements for children are proposed; they will use the remaining three bedrooms. This arrangement is designed to comply with Ofsted standards for children's homes. As noted above, we are concerned that the loft location might not be ideal for promoting staff integration and a homely environment, and we are flexible to adjust this (e.g., to a ground-floor space) if advised, to better align with best practices for children's care homes.

2. Details of the Proposed C2 Use

a. How many children will occupy it?

Up to three children at any time.

b. What will be the age range of the children to be in occupation?

Between 8 and 16 years.

c. Will the children be related or part of the same family?

They can be however most likely the children will not be related or part of the same family. They will be placed in the care home independently for emergency purposes.

d. How will the children obtain occupation in the property and on what basis (e.g., are they in local authority care; how long is it anticipated that they will be accommodated at the property)?

The children will be referred to the property through local authority or emergency care services while awaiting permanent housing. Occupation will be on a temporary basis, typically short-term (e.g., days to weeks), as this is an emergency placement facility.

e. What type of care will the children require/receive?

Basic supervisory and supportive care, including daily living assistance, meals, and emotional support. No specialised medical or therapeutic care is required, as the children have no special needs or disabilities. We will look to maintain their daily schedule ie attend school.

f. Will the care include routine medical care and treatment as opposed to ad hoc trips to the doctor when necessary, first aid, etc.?

No, care will not include routine medical treatment. Any medical needs will be handled on an ad hoc basis, such as doctor visits if necessary, or basic first aid.

g. Who will provide the care and how many carers will there be?

Care will be provided by qualified staff employed by the applicant. There will be four staff members in total, with typically 1-2 on duty at any time depending on needs.

h. Will the care be provided full time or on a shift or rota pattern?

Care will be provided on a shift basis, with shifts designed to ensure 24/7 coverage as needed for emergency placements.

i. Will any of the carers be permanently resident at the property or staying overnight?

Carers may stay overnight if required, using the master bedroom/office area. No carers will be permanently resident. This may change, if we are able to find a carer to become a permanent residence this option could be explored to maintain a homely feel.

3. Health, Behavioural, Social, or Emotional Difficulties

The children are not expected to exhibit significant health, behavioural, social, or emotional difficulties, as they have no special needs or disabilities. Any minor issues will manifest as typical childhood behaviours and will be managed through standard supportive care protocols. If children have slight learning difficulties or slight autism, these can be accommodated by providing staff trained to handle such needs.

4. Case Meetings or Other Management Meetings at the Premises

Case meetings or management meetings (such as shift handovers) will occur on-site. These will involve attendance by staff already at the premises, along with occasional external persons such as social workers (typically 2-4 attendees total). Meetings will not last more than one hour and are expected to happen twice a day,

aligned with shift changes. No persons not normally associated with the running of the home will attend regularly.

5. Visits by Family/Friends

a. Will these be pre-arranged or ad hoc?

All visits will be pre-arranged to ensure adequate staff are available.

b. How often will they be?

Frequency will vary by child but is expected to be 1-2 times per week per child, depending on needs.

c. What is the anticipated nature and duration of such visits?

Visits will be supervised family or friend time, lasting 1-2 hours, focused on supporting the child's emotional well-being.

d. How will they be managed - could all of the children expect visitors at the same time?

Visits will be managed through scheduled slots for each child to avoid overlap and ensure control of the situation. No, all children will not have visitors at the same time; slots will be staggered to accommodate both family and child needs, with a limit of 2 visitors per child to maintain seating space and oversight.

6. Facilities/Arrangements for Parking at the Property

Parking is available on-street, as the property is on a side street that is not as busy as the main road. This should accommodate staff and occasional visitors without issue, though care will be taken to respect local parking norms.

7. Anticipated Traffic Movements Per Day

This includes movements associated with:

- a. Staff arriving and leaving the premises.*
- b. Transportation of children to and from school, outings, and activities.*
- c. Visits by family members.*
- d. Attendance for case meetings.*
- e. Visits by medical, educational, or other welfare services.*

Daily traffic will be limited due to the local nature of services. Estimates: 4-6 movements for staff shift changes (e.g., 2 shifts per day with 1-2 staff each arriving/leaving); 2-4 for child transportation to local schools (staff likely using cars to maintain routines, though good public transport is available); 2-4 for family visits (pre-arranged and staggered); 2 for meetings (twice daily but mostly internal); and occasional (0-2) for welfare services. Total anticipated: approximately 10-18 movements per day, comparable to a family household.

8. Policies and Approaches to Address and Risk Manage Anti-Social Behaviour, Noise, and Disturbance

Policies will be developed and implemented in full compliance with Ofsted standards once the home is operational. These will include:

- Staff training on positive behaviour management techniques to prevent and de-escalate any anti-social behaviour, with a focus on supportive interventions tailored to children's needs.*
- Noise management protocols, such as designated quiet times, supervision during activities, and immediate response to any disturbances to minimise impact on neighbours.*

- *Risk assessment procedures for potential disturbances, including regular reviews and contingency plans (e.g., additional staffing during high-need periods).*
- *A neighbour liaison approach, where the home manager communicates proactively with local residents to address concerns and foster good relations.*
- *Incident logging and reporting systems to track and review any issues, ensuring continuous improvement. These policies will align with the Children's Homes (England) Regulations 2015, emphasising child welfare while respecting the residential character of the area. If required by planning, full policy documents can be provided once finalised.*

9. Why the Proposed Change of Use Will Not Be Material in Planning Terms

The proposed use is not material because it involves a small-scale operation (up to 3 children) in a standard residential property, similar in character to a large family household under C3. Traffic, noise, and activity levels will be comparable to a typical family home, with no external alterations, specialised facilities, or significant intensification of use. This aligns with planning precedents where small children's homes do not require full planning permission, as the change does not materially affect the property's residential nature or amenity. We are committed to maintaining this homely environment and are flexible on internal arrangements, such as the carers' space, to support this.

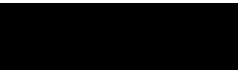
Applicants Declaration:

I confirm that the information provided is accurate to the best of my knowledge and

that the proposed use falls within the scope of a lawful change from C3 to C2 without requiring full planning permission.

I look forward to your response.

Sara Muzamil



Director

Conclusion

Small Children's Homes do not require full planning permission, as the change does not materially affect the property's residential nature. The proposed use involves a small-scale use (up to 3 children) in a standard residential property, similar in character to a large family household under C3. Therefore, the proposed use falls within the scope of a Lawful Change from C3 to C2 without requiring full planning permission.

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