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04 December 2025

Dear Sir/Madam

19 Beresford Street, Manchester, M14 4SB

Proposed use of a dwellinghouse (C3a) as a children's home for two children (aged between 6 and 17), with two live in carers, working on a rota basis.

Introduction

1. This statement is submitted on behalf of Balihar Singh (the Applicant) in respect of the proposed use of 19 Beresford Street as a children's care home for up to two young people (aged between 6 and 17), with two live in carers. The existing terraced house has 4 first-floor bedrooms. There would be no external changes to the property.

Application Details

2. The drawings/documents which accompany this application include: -

Drawing 101 – Existing floor plans.
Drawing 102 – Proposed floor plans.
Drawing 103 – Block plan.
Drawing 104 – Location plan.
AE01 – Photographs.

3. The application seeks a lawful development certificate to use 19 Beresford Street as a children's care home for up to two young people (aged between 6 and 17), with two live in carers. The existing use as a dwellinghouse fall within Use Class C3 (a) – i.e. use by a single person or by people to be regarded as forming a single household. Our first proposition, (proposition 1), is that proposal would fall within Use Class C3 (b) – i.e. a use by not more than six residents living together as a single household where care is provided for residents. Should, however, the Council disagree with this first proposition, we would suggest at proposition 2 that the nature of the proposed use is not materially different from the current use of the property as a family dwelling. In this event, there would be no material change of use requiring planning permission.

4. The proposed use would provide a home for up to 2 children aged between 6 and 17 who are no longer able to live with their own family for a variety of reasons. The children would live in the home cared for by a highly skilled and dedicated staff team. The children would be cared for by two members of staff on a 24-hour basis. The staff would live and operate as a family unit with the children. Staff would change over each day at 11am which is outside busy times and when the majority of neighbours are at school or work. The staff would be supported by a manager who would call and be present at the home at various times throughout the week. The residential staff role is comparable to that of a parent or foster carer by cooking meals, assisting with schoolwork, emotional and physical support and sharing activities etc. The manager works floating, mainly daytime, hours and would call to the home at various times throughout the week. This would be little different to a family friend or relative visiting the dwelling.

5. The home would be registered and regulated by Ofsted following a rigorous vetting process to ensure the safety of young people, the suitability of the carers and the environment all meet the needs of the children living in the home. Visitors to the home are infrequent and all during the daytime, by appointment only and usually outside peak hours. A social worker may visit at a maximum of once per month and a therapist fortnightly for 2 or 3 hours. Visits would be scheduled, during late morning to early afternoon, to reduce impact on traffic and neighbours. The children would access all other services e.g. health and education in the community as would any other family.

6. The children and staff would function as a typical family living together as a household. They would shop and cook meals together with staff providing positive role models in the absence of parents living with children. The primary purpose of the home is to support children in building confidence, developing essential life skills, and preparing for independent living. The home would provide high-quality residential care offering a structured support to help them feel secure whilst achieving consistency and stability as they grow. The proposal aims to closely replicate that of a typical family environment creating a warm and nurturing atmosphere.

7. There would be no physical changes to the exterior of the building. The house would be very well furnished and presented giving each young person their own private bedroom and shared kitchen, living and bathroom space. The appearance and character of the dwelling would remain unchanged from the outside ensuring no disruption to neighbouring residents and no material impact on the character or appearance of the property or its surroundings.

Case For Granting The Certificate

Proposition 1

8. The application is seeking a certificate of lawful development to allow the use of the dwellinghouse (Use Class C3a) as a children's care home for up to two young people, with two live in carers, working on a rota basis (Use Class C3b).

9. Section 55(1) of the Town and Country Planning Act 1990 defines the term 'development' which includes the change of use of a building. Section 55(2)(f) explains that in the case of buildings used

for a purpose of any class specified in an order made by the Secretary of State, the use of that building for any purpose within the same class shall not be taken, for the purpose of the Act, as amounting to 'development'.

10. Under the Town and Country Planning (Use Classes) Order 1987 (England) (as amended) both the existing use of the property a dwelling C3(a) - *'a single person or by people to be regarded as forming a single household'* and the proposed use C3(b) *'not more than six residents living together as a single household where care is provided for residents'* fall within the same C3 Use Class (Dwelling Houses). In light of this, it is concluded that the proposed use would fall within the same C3 use class This means that the proposal would be excluded from the definition of development and no planning permission would be required. It is therefore requested that the local authority approve the application for a lawful development certificate on this basis (Proposition 1).

Proposition 2

11. Should, however, the Council consider that the proposed use does not fall within the Class C3 use and is potentially a C2 (residential institution) use, we would suggest that planning permission is not required because the proposal does not constitute a 'material change' of use. In this instance it is necessary to assess whether the change would be considered 'material'. This depends on the facts and circumstances of each individual case and requires an evaluation of whether the change of use would be 'material'.

12. When comparing the proposal, with the existing, it is clear that proposed use would operate in a way that is very similar to that of a normal family home. The property would provide the children with their sole and main residence, with free and shared access to living, dining, and kitchen facilities, an ability to take shared meals prepared for them or to make their own. The children would interact with the people providing care in much the same way as they would with a parent or adult resident in a house. The residents would all share meals and undertake domestic chores. The aim of the home would be to foster lifestyles akin to those of children living in a family environment.

13. The level of comings and goings would not differ significantly from those of the current use as a family dwelling. The children would make their way to school or college in the same way as those living in any family environment. All household chores such as cleaning and cooking involve the children. Visitors movements would be little different to that of a family dwelling, meaning its character would not be significantly changed. Indeed, the current use as a family house could typically have two parents with their own cars and possibly children with their own cars. This could potentially generate more movements than the proposal. It is, therefore, concluded that the proposed use, as outlined in this supporting letter, would not differ significantly to that of a typical household.

Conclusion

14. The lawful use of a dwelling house is defined in Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The nature of the proposed use would resemble that of a family

home, with a small group of children living together and supervised by adult guardians. In light of this we believe that the proposed use would fall within the same C3 use class. This means that the proposal would be excluded from the definition of development and no planning permission would be required (Proposition 1).

15. Should, however, the Council disagree with the above, we would in any event suggest that the proposal would not result in material change of use requiring planning permission (Proposition 2). This is because the nature of the proposed use is not materially different from the current use of the property as a family dwelling. The level of comings and goings would be very similar and there would be no noticeable impact of either the character of the property or the area as a whole

16. It is therefore requested that the local authority approve the application for a lawful development certificate on the basis of either Proposition 1 or 2 above.

Yours sincerely

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