Planning Statement

Certificate of Lawful Development

'Use of existing dwellinghouse (Use Class C3) to provide residential care accommodation (Use Class C2) for up to 4 persons'

31 Elsdon Road, Manchester, M13 0TQ

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1.0 Introduction

1.1 Proposal Summary

This Planning Statement is in support of an application for *Certificate of Lawful Development* for proposed ***'Use of existing dwellinghouse (Use Class C3) to provide residential care accommodation (Use Class C2) for up to 4 persons'*** for a property at 31 Elsdon Road, Manchester, M13 0TQ

The objective of the applicant is to provide accommodation where people that can reside together in a manner resembling a normal family home, albeit for individuals requiring some level of care and support. The occupiers will be over the age of 16 years and over, typically with modest social, emotional, and mental health needs and will be arriving from other places of care to the proposed accommodation that aims to provide independence, stability and long-term well-being.

Each occupant will have their own bedroom, but will share communal areas such as the kitchen, dining, living areas and bathrooms (some of the occupant will have their own en-suite bathrooms). A dedicated resting /sleeping room will also be provided for carer staying overnight.

It should be acknowledged as this document will illustrate, that the proposed use (C2) here would not be materially different to that of a dwelling house and therefore should not result in a development requiring planning permission.

In addition to the above, it must also be noted that there are no site designations or constraints and nor are there any known conditions attached to any previous planning permission which would restrict the use and prevent any such change being made.

2.0 Application Overview & Relevant Planning Policies

2.1 Sections 191 and 192 of the Town and Country Planning Act 1990

This application is pursued under subsection (1) of section 192, which provides for an application to determine whether any proposed use or operations would be lawful for planning purposes.

The Town and Country Planning (General Permitted Development) Order provides that, where no more than six residents will live together as a single household where care is provided, the lawful use is Use Class C3 (b). The word "Care" equally applies that of Class C2 which is defined as follows:

- *Use for the provision of residential accommodation and care to people in need of care (other than a use within Class C3 (dwellinghouses),*
- *Use as a hospital or nursing home,*
- *Use as a residential school, college or training centre.*

As the existing lawful use is Class C3, under normal circumstances there would be no permitted change to Use Class C2. Therefore, it is necessary to make an assessment based on a 'fact and degree' as to whether there is a material change of use.

Sections 3.0 and 4.0 of this document describe existing site and proposed changes respectively; and illustrate that the proposed use here is C2 and as the proposed use would not be materially different to that of a dwelling house and should not result in a development requiring planning permission.

3.0 Existing Site

3.1 General Description

The application relates to No. 31 Elsdon Road, Manchester, M13 0TQ

The property is a two-storey semi-detached house typical of the street and surrounding area that is residential in nature. The property has been extended previously with a side and rear extensions providing additional living accommodation.

To the front of the property there is a driveway providing off-road car parking and a relatively large private garden to the rear.

3.2 Existing Use

Based on available information, it can be concluded the property is and has always been a dwellinghouse; planning use class C3

4.0 Proposed Development

4.1 General Description

The applicant is seeking a *Certificate of Lawful Development* for proposed *'Use of existing dwellinghouse (Use Class C3) to provide residential care accommodation (Use Class C2) for up to 4 persons.*

4.2 Alterations to Existing Property

The proposal will not entail any external alterations to the building elevations, entrance arrangements. or external open areas and in summary it will retain the existing appearance of a large family house. There will also be no Internal structural alterations or change to overall internal physical layout of the house.

Only one person will be designated in each room although some of the room sizes can accommodate two occupants. It is likely that the overall number of proposed occupants will less than that associated with the existing.

One of the existing bedrooms on the first floor will be designated for staff staying overnight to rest/ sleep; another (the smallest) will be used as a study; remaining two bedrooms on the first floor plus two bedrooms on the ground floor designated for the occupants/residents requiring some level of care.

4.3 Proposed Use & Activity

Approval is sought for the application property to provide accommodation for up to four persons with additional accommodation for an overnight carer. The occupants will reside here medium to long term hence not 'overnight', 'emergency' or other forms of short term accommodation.

Carers will be working on a rota basis including staying /sleeping overnight; there will be no change of staff during the night to avoid disturbance to the occupants or neighbours. There may be up to two carers at the home during some parts of the day and one at night; the carers will be from a small team of staff to provide continuity and opportunity to bond with the residents and create a family environment.

The coming and goings to the property including vehicular activity would be no greater than at present. In fact, vehicular access to site is likely to be less as some of the occupants, due to their conditions are likely to have no access to vehicles. Considering typical use and activity, it should be accepted that the proposed use would not be materially different to that of a dwelling house and therefore should not result in a development requiring planning permission.

5.0 Conclusion

It is anticipated that the local planning authority having reviewed this planning statement and submitted drawings will agree with the below conclusions:

- The proposed use is to provide a stable home environment for the occupants as their main and sole residence. The length of stay will generally be long term rather than a 'half way' house or temporary shelter.

- The proposal will not increase number of bedrooms or overall number of occupants.

  The goings including vehicular activity would be no greater than at present, hence there would be no undue disturbance to any neighbour.

- Comings and goings would be no greater than occur at present, hence there would be no undue disturbance to any neighbour.

- The carers, working on a rota basis, would effectively live at the dwelling house to provide 24-hour care, as a single household. Facilities such as the bathroom/wc, kitchen and living rooms would be shared and the living mode would be communal.

- The occupant and associated activities for the proposed use would not be materially different from the current use as a family dwelling.

In conclusion, the nature of the proposed use is not materially different from the current use as a dwelling; for this reason, planning permission for a change of use from C3 to C2 is deemed not necessary. The applicant therefore requests the local authority to positively receive and process this application for lawful development to allow this much needed care home to be established.