Planning Supporting Statement

Full Planning Application

Change of Use from Residential Dwellinghouse, Use Class C3, to Children's Residential Care Home, Use Class C2

7 Badminton Road, Chorlton, Manchester, M21 0UQ

Prepared by: Architek BDC Ltd 18.05.2026-P1

1. Introduction

This Planning Supporting Statement has been prepared by **Architek BDC Ltd** in support of a full planning application for the change of use of the property at **7 Badminton Road, Chorlton, Manchester, M21 0UQ** from a residential dwellinghouse within **Use Class C3** to a small children's residential care home within **Use Class C2**.

The proposal seeks planning permission to use the existing semi-detached residential property as a small Ofsted-registered children's home providing accommodation and care for up to **three children aged between 8 and 18 years**.

The proposed use would provide a safe, stable and supportive living environment for children who require residential care. The intention is to create a normalised, family-style home environment within an established residential setting, rather than an institutional or commercial facility.

The application does not propose any extensions, external alterations, signage, additional parking areas, security fencing or changes that would alter the residential appearance of the property. The building would continue to appear as a conventional family dwelling within the street scene.

This statement demonstrates that the proposed change of use is acceptable in planning terms because:

- The scale of the proposed use is modest;
- The property is large enough to accommodate the proposed use comfortably;
- The use would remain residential in character;
- The property would retain its domestic appearance;
- Staffing and visitor levels would be limited and controlled;
- Vehicle movements would be low;
- There would be no unacceptable impact on neighbouring amenity; and
- The proposal would provide a beneficial form of specialist residential accommodation.

The application should therefore be supported as a small-scale, well-managed and appropriate use of an existing residential property.

2. Application Proposal

Planning permission is sought for:

Change of use from residential dwellinghouse, Use Class C3, to children's residential care home, Use Class C2, for up to three children, with associated staff accommodation and operational management.

No external works are proposed as part of the application.

The proposed children's home would accommodate:

- Up to **three children**;
- Usually **one member of care staff on site**;
- Brief overlap of staff during handover periods;
- Occasional attendance by a Registered Manager and relevant professionals; and
- Normal domestic use of the existing accommodation.

The proposal would not involve a commercial customer-facing use. The property would operate as a private residential care home and would not be open to members of the public.

3. Site Description

The application site comprises a semi-detached dwellinghouse located on Badminton Road, Chorlton, Manchester.

The property is situated within an established residential area. The surrounding area is predominantly characterised by residential properties, including semi-detached and detached family homes of domestic scale and appearance.

The property itself is arranged over three levels, comprising ground floor, first floor and loft accommodation. The dwelling provides approximately **257 sqm** of internal floor area.

The existing accommodation is generous and suitable for a range of family-style residential arrangements.

The internal floor areas are approximately as follows:

Floor	**Approximate Internal Area**

Ground Floor	115 sqm
First Floor	92 sqm
Loft Floor	50 sqm
Total	**257 sqm**

The property is currently in residential use as a dwellinghouse within **Use Class C3**.

The site is not understood to be listed and is not located within a conservation area.

4. Existing Accommodation

The existing property contains the following accommodation:

Ground Floor

- Lounge – approximately 21 sqm
- Living room – approximately 27 sqm
- Kitchen – approximately 16 sqm
- Dining room – approximately 17 sqm
- Hall – approximately 13 sqm
- Porch – approximately 3 sqm

First Floor

- Bedroom 1 – approximately 11 sqm
- Bedroom 2 – approximately 21 sqm
- Bedroom 3 – approximately 15 sqm
- Bedroom 4 – approximately 12 sqm
- Bathroom – approximately 9 sqm

Loft Floor

- Bedroom 5 – approximately 35 sqm
- Shower / WC – approximately 5 sqm

The property contains sufficient bedroom, communal living, kitchen, dining, bathroom and staff accommodation to support the proposed use without the need for physical alteration or enlargement.

5. Proposed Internal Arrangement – (See attached floor plans and elevations existing and proposed)

No internal structural alterations are proposed.

The existing rooms would be used in a manner compatible with the domestic layout of the property.

Ground Floor

The ground floor would remain as shared domestic living accommodation, including:

- Lounge;
- Living room;
- Kitchen;
- Dining room;
- Hallway; and
- Ancillary domestic space.

These rooms would be used for normal everyday household activities, including cooking, eating, relaxing, homework, supervision, recreation and day-to-day domestic routines.

First Floor

The first floor would provide the main children's bedroom accommodation and ancillary office space.

- Bedroom 1 – Staff office / administration space
- Bedroom 2 – Child's bedroom
- Bedroom 3 – Child's bedroom
- Bedroom 4 – Child's bedroom
- Bathroom – Shared bathroom facility

Loft Floor

The loft floor would provide staff rest and overnight accommodation.

- Bedroom 5 – Staff rest / sleep-in bedroom
- Shower / WC – Staff facility

The proposed internal arrangement is appropriate for the operation of a small children's home and would allow the property to function safely and efficiently without compromising its domestic character.

6. Nature of the Proposed Children's Home

The proposed children's home would provide accommodation and care for up to three children aged between 8 and 18 years.

The home would be Ofsted-registered and would operate in accordance with relevant care, safeguarding and management requirements.

The purpose of the home is to provide a safe and supportive family-style environment for children who require care outside a conventional family setting.

The children would live together as part of a small household. Their day-to-day activities would be similar to those of children living in a family home, including:

- Attending school;
- Completing homework;
- Eating meals together;
- Taking part in hobbies and recreational activities;
- Spending time in the local community;
- Maintaining routines and boundaries;
- Receiving care and support from responsible adults; and
- Participating in normal domestic life.

The staff role would be comparable to that of a parent, guardian or responsible adult within a household. Staff would provide care, supervision, emotional support, safeguarding and practical assistance.

The use would therefore retain a residential and domestic character. It would not operate as an institutional facility, hostel, boarding house, clinic, school, training centre or commercial premises.

7. Scale of Occupation

The maximum number of children living at the property would be **three**.

The usual staffing arrangement would involve **one member of staff on site** at any given time, except during short handover periods when two members of staff may briefly be present.

The normal maximum occupancy at the property would therefore be:

Occupant Type	**Number**
Children	3
Staff member	1
Total typical occupancy	**4 persons**

This level of occupation is modest for a property of this size.

The existing dwelling contains five bedrooms and approximately **257 sqm** of internal accommodation. A conventional family household could reasonably occupy the property with a similar or greater number of people, including parents, children, older relatives, visitors and overnight guests.

The proposed occupation would therefore not represent an intensive use of the property.

8. Staffing Arrangements

The proposed staffing model has been designed to maintain a quiet and domestic residential environment.

The staffing arrangements would be as follows:

Operational Matter	**Proposed Arrangement**
Number of children	Up to 3
Staff usually present	1 member of staff
Staff shift pattern	12-hour or 24-hour shifts
Shift changes	Usually once per day
Overnight staff	Yes
Staff during handover	2 staff briefly
Registered Manager	Attendance during normal working hours as required

Staff would be present to supervise and support the children. One member of staff would sleep overnight at the property.

There may be a brief period of overlap during shift handover. However, this would be short in duration and would not materially increase activity levels at the property.

A Registered Manager may attend during normal daytime hours, typically Monday to Friday, for administrative, management and supervision purposes. This would not result in significant additional activity.

The proposed staffing arrangements are low-intensity and would not create frequent staff movements or a level of activity that would be harmful to neighbouring occupiers.

9. Operational Management

The children's home would be professionally managed.

The operator would be responsible for ensuring that the property is managed in a safe, responsible and neighbourly manner.

Operational management would include:

- Maintaining appropriate staff supervision;

- Managing arrivals and departures;
- Ensuring suitable behaviour standards;
- Maintaining normal household routines;
- Managing professional visits;
- Ensuring waste is stored and collected appropriately;
- Avoiding unnecessary disturbance to neighbours;
- Maintaining the property in good condition; and
- Ensuring compliance with relevant regulatory requirements.

The small scale of the home means that it can be effectively managed within the existing residential property.

The operator would have a clear interest in maintaining a calm, stable and well-managed living environment for the children.

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10. Visitors and Professional Attendance

Visitors to the property would be limited and managed.

Typical visitors may include:

- Social workers;
- Therapists;
- Education professionals;
- Family members;
- Ofsted or regulatory visitors;
- Healthcare professionals;
- Maintenance contractors; and
- Other relevant professionals.

Visits would normally take place during daytime hours and would usually be arranged in advance.

The level of visitor activity would not be materially different from that associated with a large family dwelling, where relatives, friends, tutors, carers, tradespeople, delivery drivers and other visitors may attend from time to time.

The property would not be open to the general public and would not generate customer visits.

11. Residential Character of the Use

Although the proposed use falls within **Use Class C2**, the practical operation of the property would remain residential in character.

The property would continue to be occupied as a home. The children would sleep, eat, relax, study and live at the property. Staff would provide care and supervision in a domestic setting.

The proposal would not introduce any of the features typically associated with more intensive institutional uses, such as:

- Reception areas;
- Public access;
- Large numbers of staff;
- High turnover of visitors;
- Commercial deliveries;
- External plant;
- Signage;
- Security booths;
- Extensive parking demand; or
- Altered external appearance.

The character of occupation would remain closely aligned with residential household living.

12. Appearance and Impact on the Street Scene

No external alterations are proposed.

The property would remain visually unchanged.

There would be:

- No extensions;
- No changes to windows or doors;
- No signage;
- No external lighting changes;
- No commercial frontage;
- No security gates;
- No institutional fencing;
- No additional hardstanding; and
- No visible changes to identify the property as a care home.

The property would continue to present as a normal semi-detached dwelling within Badminton Road.

As a result, the proposal would preserve the residential appearance of the building and would not cause visual harm to the character of the street scene.

13. Impact on Neighbouring Amenity

The proposed use would not result in unacceptable harm to neighbouring residential amenity.

The key amenity considerations are:

- Noise and disturbance;
- Comings and goings;
- Privacy;
- Outlook;
- Daylight and sunlight;
- External activity;
- Parking pressure; and
- General residential character.

No physical development is proposed. Therefore, there would be no impact on neighbouring outlook, privacy, daylight, sunlight or overbearing impact.

The proposed use would involve a small number of occupants and limited staff presence. Daily activities would be domestic in nature and would take place mainly inside the property.

The use would not involve noisy commercial activity, late-night customer visits, external machinery, plant, extraction equipment or large gatherings.

The children would live at the property as their home and would be supervised by trained staff. The use would be controlled and managed.

Given the limited scale of occupation and the proposed operational arrangements, the proposal would not result in a level of noise, activity or disturbance that would be materially harmful to neighbouring residents.

14. Noise and Behaviour Management

The proposed home would be managed to provide a calm and stable living environment.

Staff would be responsible for maintaining appropriate routines, behaviour and supervision. This is central to the operation of a children's home and is necessary for the wellbeing of the children.

The home would not operate as an unmanaged or transient form of accommodation. It would be a regulated residential care environment with staff supervision.

The property would be occupied by up to three children only. This is a modest number and would be compatible with the size of the dwelling and the residential character of the area.

Noise levels would be expected to be comparable to a family household with children.

15. Highways, Traffic and Parking

The proposed change of use would not result in a significant increase in traffic or parking demand.

The children would not own or drive vehicles.

The staffing model involves usually one member of staff on site, with one shift change per day. Staff are expected to use public transport where possible, with occasional use of private vehicles.

Professional visits would be occasional and would generally occur during daytime hours.

The vehicle movements associated with the proposed use would be limited and comparable to those of a normal family dwelling.

A typical family household could generate regular vehicle movements associated with:

- Multiple adult residents;
- School runs;
- Work trips;
- Shopping trips;
- Social visits;
- Deliveries;
- Tradespeople; and
- Family visitors.

The proposed children's home would not generate a materially greater level of movement than this.

The proposal would therefore not result in unacceptable highway safety impacts or severe parking pressure.

16. Public Transport and Accessibility

The site is located within an established urban residential area of Manchester, where access to public transport, local services and community facilities is available.

The children would attend school and participate in normal community and recreational activities. Staff and visitors would be able to access the site through a range of transport options.

The use of an existing property in a residential area is appropriate for this type of care provision, as it allows children to live in a normalised home environment rather than an isolated or institutional setting.

17. Waste Storage and Servicing

The proposed use would not generate commercial waste.

Waste generation would be domestic in nature and would be comparable to that of a family household.

Existing waste and recycling arrangements would be retained. Bins would be stored and presented for collection in the normal way.

There would be no requirement for commercial servicing, large delivery vehicles or specialist waste collection.

18. Security and Safeguarding

The home would be operated in accordance with relevant care and safeguarding requirements.

Any security measures would be domestic and proportionate. There would be no external security fencing, gates, signage or visual features that would alter the character of the property.

The safeguarding of children would be managed through staffing, supervision, operational procedures and regulatory compliance, rather than through physical changes that would affect the appearance of the building.

19. Need for the Development

There is a clear social need for high-quality children's residential care accommodation within ordinary residential environments.

Children who require residential care benefit from stable, supportive and well-managed homes that allow them to live as normally as possible within the community.

Small children's homes are often more appropriate than larger institutional settings because they provide:

- A more personal and supportive environment;
- Greater stability;
- A family-style setting;
- Better integration with the local community;
- A normal residential routine; and
- A setting closer to ordinary family life.

The proposal would make effective use of an existing large dwelling to provide specialist accommodation for a small number of children.

The social benefit of providing a safe and supportive home for children should be given significant weight in the planning balance.

20. Planning Policy Context

The application should be assessed against the development plan and relevant material planning considerations.

Manchester's Core Strategy is the key Local Plan document for the city. The Council's planning decisions commonly consider matters including residential amenity, design, highway safety, character, environmental quality and whether a development is compatible with its surroundings. (Manchester City Council)

The key planning matters relevant to this application are:

- Principle of the proposed use;
- Impact on residential character;
- Impact on neighbouring amenity;
- Traffic and parking implications;
- Suitability of the property;
- Operational management;
- Social need and public benefit; and
- Whether any harm arises from the development.

The proposed development is considered acceptable against these considerations.

The use would remain residential in character. The property would continue to function as a home. No external alterations are proposed. The scale of occupation is modest. The staffing level is limited. Traffic and parking impacts would be low. The use would be professionally managed.

Accordingly, the proposal is compatible with the residential character of the area and would not result in unacceptable planning harm.

21. Principle of Development

The principle of a small children's residential care home within an established residential area is acceptable, provided the use does not result in unacceptable impacts on neighbouring amenity, character, highways or the general living environment.

The proposed use is not a commercial or institutional use in the ordinary sense. It is a residential care use, where children would live at the property as their home.

The proposed scale is limited to three children. This is a small household-style arrangement and is materially different from a large care facility or institutional residential use.

The property is large enough to accommodate the proposed use comfortably. The existing layout provides sufficient bedrooms, communal living spaces, kitchen, dining areas and staff facilities.

The principle of development is therefore acceptable.

22. Suitability of the Property

The property is well suited to the proposed use because:

- It is a large residential property;
- It contains five existing bedrooms;
- It provides generous communal living space;
- It includes kitchen and dining accommodation;
- It has bathroom and shower facilities;
- It can accommodate staff rest accommodation;
- It requires no external alteration;
- It is located within a residential environment; and
- It can operate as a family-style home.

The proposed use would not require subdivision into flats, extensions, external plant, signage or physical works that would alter the property's residential character.

The building is therefore suitable for the proposed change of use.

23. Comparison with Existing Residential Use

The existing lawful use of the property as a C3 dwellinghouse could involve a large family or multi-generational household.

Such a household could include:

- Several children;
- Multiple adults;
- Working adults with cars;
- Visitors and relatives;
- School runs;
- Deliveries;
- Social gatherings;
- Overnight guests; and
- Regular daily comings and goings.

The proposed children's home would involve up to three children and usually one staff member.

In practical planning terms, the proposed use would not create a level of occupation, movement or activity that would be materially greater than a conventional residential use of a property of this size.

This is a key factor supporting the acceptability of the proposal.

24. Case Law and Appeal Principles

Although this application seeks full planning permission, planning case law and appeal decisions remain relevant when considering the character and impact of small children's homes in residential areas.

Planning decisions have recognised that the assessment should focus on the actual planning consequences of the use, rather than simply the legal use class.

Relevant considerations include:

- The number of children;
- The number of staff;
- Staff shift patterns;
- Visitor levels;
- Traffic movements;
- Noise and disturbance;

- External alterations;
- Whether the use appears institutional; and
- Whether the property continues to function like a home.

In this case, the proposal performs well against those considerations.

The proposed home would accommodate only three children, with low staffing levels, limited visitors, no external alterations, no signage and no institutional features.

The use would therefore remain compatible with the character of the surrounding residential area.

25. Planning Conditions

Should the Local Planning Authority consider it necessary, the applicant would be willing to accept appropriately worded planning conditions to secure the small-scale and well-managed nature of the use.

Potential conditions could include:

1. The property shall be used only as a children's residential care home within Use Class C2 and for no other purpose within that use class.
2. The number of children resident at the property shall not exceed three at any one time.
3. The use shall operate in accordance with the submitted Operational Management Plan.
4. No external signage shall be displayed at the property without prior written approval of the Local Planning Authority.
5. No external alterations, security fencing or external plant shall be installed without prior written approval of the Local Planning Authority.

Such conditions would provide planning control and reassurance while allowing the beneficial use to operate.

26. Planning Balance

The proposed development would provide a clear social benefit by delivering a small, supportive children's home within an ordinary residential environment.

The benefits of the proposal include:

- Providing specialist accommodation for children in need of care;
- Making effective use of an existing large dwelling;

- Creating a family-style living environment;
- Avoiding any need for external alterations;
- Maintaining the residential appearance of the property;
- Supporting children's welfare and stability; and
- Providing a managed and regulated form of accommodation.

There is no identified planning harm that would outweigh these benefits.

The proposal would not harm the character of the area, would not harm neighbouring amenity, would not create unacceptable traffic or parking impacts and would not alter the external appearance of the property.

On balance, the proposal represents an acceptable and beneficial form of development.

Operational Management Plan

7 Badminton Road, Chorlton, Manchester, M21 0UQ

1. Purpose of the Operational Management Plan

This Operational Management Plan has been prepared to support the full planning application for the change of use of 7 Badminton Road from a dwellinghouse within Use Class C3 to a children's residential care home within Use Class C2.

The purpose of this document is to explain how the home would operate in practice and to demonstrate that the use would be small-scale, domestic in character, well-managed and compatible with the surrounding residential area.

2. Overview of the Proposed Operation

The property would operate as a small Ofsted-registered children's home.

The home would accommodate up to three children aged between 8 and 18 years.

The home would provide:

- Safe residential accommodation;
- Daily care and supervision;
- Emotional and practical support;
- A stable household routine;
- Support with education and development;
- A family-style domestic environment; and
- Appropriate safeguarding and professional oversight.

The home would not operate as a hostel, school, clinic, public facility or commercial premises.

3. Residents

The maximum number of children living at the property would be three.

The children would live at the property as their home. They would have their own bedrooms and would share communal living, kitchen, dining and bathroom facilities.

The home would provide normal domestic routines, including:

- Waking and bedtime routines;
- Meals;

- School attendance;
- Homework;
- Recreation;
- Personal care;
- Household activities; and
- Supervised social and community activities.

4. Staffing

Staffing would be arranged to provide appropriate care and supervision while keeping the operation small-scale.

The normal staffing arrangement would be:

Matter	Arrangement
Staff on site	Usually 1
Shift length	12-hour or 24-hour shifts
Shift change	Once per day
Overnight staff	Yes
Handover overlap	Briefly 2 staff
Registered Manager	Daytime attendance as required

Staff would sleep overnight at the property and would be available to support the children as needed.

The staffing model avoids frequent staff turnover during the day and reduces comings and goings.

5. Registered Manager

A Registered Manager would oversee the operation of the home.

The Registered Manager may attend the property during normal daytime hours for management duties, supervision, record keeping, meetings and operational oversight.

Attendance by the Registered Manager would not be constant and would not generate significant additional activity.

6. Professional Visitors

Professional visitors may attend the property from time to time.

These may include:

- Social workers;
- Therapists;
- Education professionals;
- Healthcare professionals;
- Regulatory officers;
- Family support workers;
- Maintenance contractors; and
- Other relevant professionals.

Visits would normally be arranged in advance and would take place during reasonable daytime hours wherever possible.

The frequency of such visits would be managed and would not create a level of activity harmful to neighbouring occupiers.

7. Family Visits

Family contact may occur where appropriate and in accordance with the care arrangements for each child.

Any family visits would be managed by staff and would normally occur by appointment.

The home would not operate as an open visiting facility. Visitor numbers would be controlled.

8. Daily Routine

The home would operate around normal domestic routines.

A typical weekday may include:

- Morning routine and breakfast;
- Children attending school or education;
- Staff carrying out domestic and administrative tasks;
- Children returning from school;
- Homework or supervised activities;
- Evening meal;
- Leisure time;
- Bedtime routine; and
- Overnight supervision.

Weekend activity may include normal recreational and household activities, similar to those of a family home.

9. Parking and Travel

The children would not own or drive vehicles.

Staff travel would be limited due to the low number of staff on site. Staff may travel by public transport, walking, cycling or private vehicle.

There would usually be one staff changeover per day.

Professional visitors would be occasional and would normally attend during daytime hours.

The level of parking demand would be limited and comparable to a normal household.

10. Waste Management

Waste would be domestic in nature.

The property would continue to use standard household waste and recycling arrangements.

Bins would be stored and presented in accordance with normal residential collection arrangements.

No commercial waste storage or collection is proposed.

11. Noise Management

The home would be managed to maintain a calm and stable environment.

Staff would supervise the children and manage behaviour in accordance with the home's care procedures.

The small number of children and staff would allow the home to be effectively managed.

Noise levels would be expected to be comparable to a normal family dwelling.

12. External Appearance

No external changes are proposed.

There would be:

- No signage;
- No commercial lighting;
- No external plant;
- No external security fencing;
- No gates;
- No extensions;
- No new hardstanding; and
- No visible institutional features.
- The property would continue to appear as a normal residential dwelling.

13. Safeguarding and Management

The home would operate within the relevant safeguarding and regulatory framework.

Staff would be trained and responsible for the safety and welfare of the children.

Operational management would include:

- Supervision of children;
- Behaviour management;
- Safeguarding procedures;
- Visitor control;
- Record keeping;
- Emergency procedures;
- Maintenance of routines; and
- Liaison with relevant professionals.

These arrangements would ensure the home is operated responsibly and safely.

14. Complaints and Neighbour Liaison

The operator would maintain a responsible approach to neighbour relations.

Should any concerns arise, these would be addressed promptly through the management of the home.

A clear management structure would ensure accountability and allow any issues to be dealt with quickly.

15. Conclusion of Operational Management Plan

The proposed children's home would operate on a small scale, with up to three children and usually one staff member on site.

The home would be domestic in character, professionally managed and compatible with the surrounding residential area.

The operational arrangements demonstrate that the proposal would not result in unacceptable impacts on neighbouring amenity, traffic, parking, noise or the character of the area.

Final Conclusion

The proposed change of use of **7 Badminton Road, Chorlton, Manchester, M21 0UQ** from a dwellinghouse within **Use Class C3** to a small children's residential care home within **Use Class C2** is acceptable in planning terms.

The proposal would provide a much-needed form of specialist residential accommodation for children in a safe, stable and family-style setting.

The development would:

- Use the existing property without external alteration;
- Accommodate only up to three children;
- Maintain a domestic residential character;
- Avoid any institutional appearance;
- Generate limited traffic and parking demand;
- Protect neighbouring residential amenity;
- Preserve the character of the street scene;
- Provide a clear social benefit; and
- Be controlled through appropriate operational management.

The property is large enough to accommodate the proposed use, and the operational arrangements demonstrate that the use would be compatible with the surrounding residential area.

For the reasons set out above, it is respectfully requested that planning permission is granted.