ANJUM DESIGN LTD | Planning & Architectural Consultants

PLANNING STATEMENT

Change of Use: Use Class C3 (Dwellinghouse) to Use Class C2 (Children's Home)

148 Slade Lane, Levenshulme, Manchester, M19 2AQ

Local Planning Authority: Manchester City Council

Prepared by: Anjum Design Ltd

Date: June 2026

435 Stratford Road, Shirley, Solihull, B90 4AA

[redacted]

1. Introduction

This Planning Statement has been prepared by Anjum Design Ltd on behalf of the applicant in support of a planning application for the change of use of the existing residential dwelling at 148 Slade Lane, Levenshulme, Manchester, M19 2AQ from Use Class C3 (Dwellinghouse) to Use Class C2 (Residential Care Home — Children's Home).

The application property is a substantial detached dwelling arranged over ground and first floors, located on the corner of Slade Lane and Lindsay Avenue in Levenshulme. The property benefits from a generous plot of approximately 405 sq.m with off-street parking for three vehicles. The proposed change of use will establish a registered children's home providing accommodation for up to three children aged between 5 and 17 years old, supported by trained residential childcare staff on a 24-hour basis.

This statement sets out the background to the proposal, describes the application site and its surroundings, outlines the proposed operation of the home, and assesses the proposal against the relevant national and local planning policies. It concludes that the development is acceptable in principle and complies with the Manchester Core Strategy 2012, the saved policies of the Manchester Unitary Development Plan 2004, the National Planning Policy Framework (NPPF) 2024, and all other material planning considerations.

2. The Application Site and Surroundings

The application site is located at 148 Slade Lane, Levenshulme, Manchester, M19 2AQ, within the administrative area of Manchester City Council. The property is a substantial detached dwelling

situated on the corner of Slade Lane (A5079) and Lindsay Avenue within an established residential neighbourhood in Levenshulme.

The existing property is arranged over ground and first floors and provides the following accommodation:

- Ground Floor: Reception room, lounge, kitchen and dining room
- First Floor: Four bedrooms

The site has a generous total plot area of approximately 405 sq.m with a rear garden measuring approximately 100 sq.m. Off-street parking for three vehicles is provided to the side of the property.

The surrounding area is characterised by substantial Victorian and Edwardian semi-detached and detached dwellings set in generous plots, typical of this part of Levenshulme. The area is well connected to schools, healthcare facilities, local shops, public transport links and community amenities. Slade Lane benefits from regular bus services providing links to Manchester city centre and beyond.

The property sits within a 20mph zone and is located in an established, predominantly residential area. The character of the surrounding streetscene is defined by large, well-maintained period properties fronting Slade Lane, with mature hedgerow screening to the front boundary consistent with the character of the area.

No external alterations to the building are proposed as part of this application. The dwelling will retain its existing appearance and character, integrating sensitively within the established streetscene.

3. Description of the Proposed Development

The proposal seeks permission for the change of use of the existing dwellinghouse (Use Class C3) to a children's residential care home (Use Class C2) for up to three children aged between 5 and 17 years, with staff support provided on a 24-hour basis.

The proposed internal layout will be arranged as follows:

- Ground Floor: The existing reception room, lounge and kitchen are retained as communal living spaces for the residents; the existing dining room is incorporated into the communal ground floor living area
- First Floor: Three bedrooms will be designated as Children's Bedroom 1, 2 and 3; one room will be used as a staff office; one room will be used as staff sleepover accommodation

The home will provide accommodation for a maximum of three children at any one time. All three children's bedrooms meet or exceed the requirements of the Nationally Described Space Standards. Each habitable room benefits from appropriate natural light, outlook and ventilation. The rear garden of approximately 100 sq.m provides generous outdoor amenity space for the residents.

No external alterations to the building are proposed. The existing off-street parking for three vehicles to the side of the property will be retained and will be used solely for vehicles related to the use of the development. Secure cycle storage will be provided to support sustainable travel by staff.

4. Staffing and Operational Arrangements

The home will be managed by a Registered Manager who will be present at the property Monday to Friday from 9:00am to 5:00pm. Three members of support staff will be present at the property at all times to ensure continuous supervision of the young people in residence.

Staff shift patterns will be as follows:

- Day shift: 7:30am to 10:30pm — three members of support staff on duty
- Night shift: 10:00pm to 8:00am — three members of staff covering waking and sleep-in duties

The maximum number of persons at the property during the day will be seven, comprising three resident children, three members of support staff, and the Registered Manager (during working hours). During the night, a maximum of six persons will be present, comprising three resident children and three members of night staff. This level of occupation is consistent with the character of a large family household.

External professional visits, including from social workers and therapists, will be pre-arranged by appointment and managed to minimise disruption to the home and the surrounding neighbourhood. Social worker visits will occur approximately every six weeks. Therapy appointments will generally take place once a week for a couple of hours. No more than one external visitor will be present at

the property at any given time. Routine meetings and appointments will be held away from the property wherever practicable.

5. Management Plan

A management plan setting out how the children's home will operate has been prepared by the care provider and is summarised as follows:

- The home will be registered with and regulated by Ofsted under the Children's Homes (England) Regulations 2015 and the accompanying Quality Standards.
- The care provider will have demonstrable experience in the children's residential care sector and will hold all necessary registrations and approvals prior to the commencement of the use.
- The home will be registered with Ofsted for up to three children. It will provide care for children with a range of needs, which may include Emotional and Behavioural Difficulties (EBD), learning difficulties, sensory impairment, mental health needs, and complex needs requiring structured support.
- The provider will work in partnership with Manchester City Council Children's Services and other local authorities to supply appropriate care packages for children in need of residential placements.
- Each child will be registered with and attend a local school appropriate to their needs. Children will be taken to school by an appropriate vehicle as part of the care arrangements and will not be home-schooled.
- Each child will receive an individually tailored care package, with appropriate levels of staff supervision and support during the settling-in period and on an ongoing basis thereafter.
- Young people will be supervised in the community at all times, unless they have been individually risk-assessed as having sufficient independence, in which case staff will act in accordance with that young person's agreed care and risk management plan.
- The home will operate under strict safeguarding and child protection procedures in accordance with statutory guidance, and all staff will be subject to enhanced DBS checks and safer recruitment processes.
- No external alterations to the building are proposed. The property will retain its existing residential appearance and character.
- The operator will maintain a proactive approach to neighbourhood management, ensuring that any concerns raised by neighbouring residents are addressed promptly and effectively.
- Routine professional appointments will be arranged by appointment only and managed to minimise impact on the surrounding neighbourhood. Where practicable, such appointments will be held away from the property.

- The home will not generate any significant levels of noise, disturbance or anti-social behaviour. Trained staff will be responsible for maintaining a calm and orderly environment at all times, consistent with the residential character of Slade Lane.

6. Identified Need for Children's Residential Care

6.1 Statutory Duty: Children Act 1989

Section 22G of the Children Act 1989 places a statutory duty on local authorities to take steps that are reasonably practicable to ensure that children in their care are provided with accommodation within the authority's area that meets the needs of those children. Manchester City Council, in common with many local authorities across England, faces a significant and documented shortage of suitable local children's residential care placements.

Three reports published in 2020 by the Children's Commissioner — 'The Children Who No-One Knows What to Do With', 'Private Provision in Children's Social Care', and 'Stability Index 2020' — set out the persistent failure of both national and local government to adequately meet the accommodation needs of looked-after children. The reports concluded that local authorities are highly reliant on the independent sector and that the Government should consider the barriers to creating more residential care placements in order to increase supply.

6.2 National Shortage and Greater Manchester Context

The national shortage of registered children's residential care homes is well documented. Vulnerable children continue to be placed in unsuitable temporary accommodation, including hotels and bed and breakfasts, or relocated to locations hundreds of miles from their home communities, placing their welfare and safeguarding at significant risk.

Within Greater Manchester, and in Manchester specifically, there is a well-documented need for additional high-quality children's residential care provision. Manchester City Council has a statutory obligation to provide accommodation for its looked-after children within or as close to the city as possible. Children placed far from their home communities face disruption to education, loss of family contact and reduced access to established support networks — all factors associated with poorer outcomes for children in care.

The Written Ministerial Statement issued by the Housing Minister on 23 May 2023 reinforced the Government's commitment to ensuring that children in care are placed in good quality, local

provision. It stated that the planning system should not be a barrier to providing homes for the most vulnerable children in society, and that local planning authorities should give due weight to and be supportive of applications for all types of accommodation for looked-after children that reflect local needs.

6.3 Meeting Local Need

This proposal will directly address the identified shortage by providing a small, high-quality, family-style children's home within Manchester. The provider will prioritise placements of children from Manchester City Council, enabling them to maintain their established links with family, schools, and health and support services. Where a placement is not required by the Council, it will be offered to a neighbouring Greater Manchester authority, consistent with the reciprocal duty to cooperate between authorities.

The applicant is willing to enter into a planning obligation with Manchester City Council pursuant to Section 106 of the Town and Country Planning Act 1990, to secure that the property is prioritised for children placed by or with the written agreement of Manchester City Council Children's Services, consistent with the approach adopted by the London Borough of Croydon at 100 Mount Park Avenue, South Croydon (Application Reference 24/01871/FUL, approved February 2025, Unilateral Undertaking completed May 2025).

7. Principle of Development

7.1 Use Class C2 and the Scale of Occupation

The application seeks permission for the change of use of the application property from Use Class C3 (Dwellinghouse) to Use Class C2 (Residential Institution — Children's Home). The proposed home will accommodate a maximum of three children supported by three staff members at any one time, giving a maximum of seven persons on site during the day and six overnight.

The Court of Appeal in R (Hossack) v Kettering Borough Council [2002] confirmed that the important planning consideration is whether six or fewer people are resident at the property. The proposed home accommodates a maximum of three children as residents, with total site occupancy not exceeding seven persons during the day (inclusive of staff). The residential population of the home remains well within the parameters confirmed as appropriate in this judgment.

In the appeal decision Debbie Moore v Sefton Metropolitan Borough Council (APP/P4605/W/22/3313619, December 2022), the Planning Inspector concluded that the use of a dwellinghouse as a children's home by two children and two staff does not amount to a material change of use and falls within permitted development rights under Class C3(b). The application property at 148 Slade Lane is directly comparable in character and significant weight should be given to this precedent.

Whilst the proposal could arguably be implemented under permitted development, planning permission is being sought because Ofsted requires evidence of lawful C2 use before registering the home. This application has been submitted to provide that certainty and to enable the Council to secure appropriate planning conditions.

7.2 Loss of Residential Dwelling

The proposal results in the change of use of one dwellinghouse. However, the change from C3 to C2 does not represent a loss of housing in the conventional sense, as the property will continue to provide residential accommodation for young people living as a household within the community. The modest impact of the loss of a single dwelling on Manchester's overall housing stock is not considered to constitute an unacceptable harm to the Council's housing objectives.

The provision of specialist children's residential care accommodation serves an essential community function, meeting an identified statutory need for which there is insufficient local supply. The community benefit of the proposed use suitably justifies the change of use of one property, consistent with the approach endorsed in appeal decision APP/P4605/W/22/3313619 and by the NPPF 2024.

8. Planning Policy Assessment

8.1 National Planning Policy Framework 2024

Paragraph 11 of the NPPF 2024 sets out the presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraphs 61 to 63 address the delivery of a sufficient supply of homes. Paragraph 63 specifically identifies that planning policies and decisions should reflect the housing needs of different groups in the community, including looked-after children. The proposed children's home directly responds to this objective.

Paragraphs 96 and 97 support the delivery of healthy, inclusive and safe places, including community facilities that address identified local health and wellbeing needs. The proposal accords with the NPPF 2024 and benefits from the presumption in favour of sustainable development.

8.2 Written Ministerial Statement — May 2023

The Written Ministerial Statement of 23 May 2023 is a material planning consideration of significant weight. It states that the planning system should not be a barrier to providing homes for the most vulnerable children in society, and that local planning authorities should give due weight to and be supportive of applications for all types of accommodation for looked-after children that reflect local needs. The Council should apply this guidance in determining this application.

8.3 Manchester Core Strategy 2012

The Manchester Core Strategy (adopted 2012) is the primary development plan document for Manchester and forms the principal basis for the determination of this application in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Policy SP1 (Spatial Principles) establishes that Manchester will be a city of sustainable neighbourhoods with high-quality housing, good access to services and a high quality of life for all residents. The provision of a children's residential care home in an established residential neighbourhood directly supports these objectives by meeting the housing needs of one of the most vulnerable groups in the community and enabling children to remain close to their home city.

Policy H1 (Overall Housing Provision) supports the delivery of a wide range of housing to meet the needs of all sections of Manchester's population. Policy H8 (Specialised Housing) specifically supports the provision of specialist and supported accommodation, including accommodation for vulnerable groups. The proposed children's home falls squarely within the type of specialist residential accommodation that Policy H8 is designed to facilitate. The Council should give significant weight to the need for such provision in determining this application.

Policy DM1 (Development Management — General Principles) requires that development respects and enhances the character and appearance of the area, does not give rise to an unacceptable impact on the residential amenity of neighbouring properties, and does not cause an unacceptable impact on highway safety or the free flow of traffic. No external alterations are proposed. The

proposed use will not alter the appearance of the property and the level of activity associated with the home is consistent with that of a large family household. The proposal therefore complies with Policy DM1 in full.

8.4 Saved Policies of the Manchester Unitary Development Plan 2004

The saved policies of the Manchester UDP 2004 remain material considerations in the determination of planning applications where they have not been superseded by the Core Strategy.

Saved Policy DC18 (Residential Uses) is relevant to this application. The policy supports the provision of residential accommodation in appropriate locations and requires development to be compatible with the residential character of the surrounding area. The application property is situated in an established residential neighbourhood and the proposed use will maintain the residential character of the property and its surroundings. The proposal is consistent with Policy DC18.

Saved Policy DC19 (Residential Institutions) supports the provision of residential institutions, including care homes, in residential areas provided they are compatible with the character of the area, do not give rise to an unacceptable impact on residential amenity, and are well related to public transport and local services. The application property on Slade Lane is highly accessible by public transport, well located relative to local schools and services, and the proposed use is consistent with the residential character of the surrounding area. The proposal therefore complies with Policy DC19.

8.5 Greater Manchester Spatial Framework / Places for Everyone

The Places for Everyone Joint Development Plan Document, adopted in March 2024, provides the strategic planning framework for nine Greater Manchester districts including Manchester. Policy JP-H6 (Specialist and Supported Housing) supports the delivery of specialist housing to meet the needs of vulnerable groups across Greater Manchester, including children and young people in care. The proposed children's home is consistent with the objectives of Policy JP-H6 and the strategic objectives of the Places for Everyone plan.

9. Design Quality and Standard of Accommodation

The property is a substantial detached dwelling providing generous and well-proportioned accommodation across two floors that is highly appropriate for the proposed use. Three bedrooms on the first floor will be allocated as children's bedrooms, each meeting or exceeding the Nationally

Described Space Standards. A fourth first floor room will serve as the staff office and a fifth as the staff sleepover room. The communal living spaces on the ground floor — reception room, lounge and kitchen — provide a comfortable and homely environment that reflects the character of a normal family home.

The rear garden of approximately 100 sq.m provides a generous and private outdoor amenity space for the residents, well in excess of what would be expected for a home of this scale. Each habitable room benefits from appropriate natural light, outlook and ventilation. The large plot of 405 sq.m ensures that the property has a comfortable relationship with the highway and neighbouring properties.

No external alterations are proposed. The dwelling will retain its existing appearance as a well-maintained period property, ensuring that the development integrates sensitively within the established character of Slade Lane.

10. Impact on Residential Amenity

The proposed use will not result in any material adverse impact on the amenity of the occupiers of neighbouring properties. The level of activity associated with the proposed children's home will be consistent with the character of a large family household. The daily routine of the home — including school attendance, meals, leisure activities and community engagement — will mirror the pattern of activity associated with a typical residential property.

Shift patterns of staff are comparable to those of any household where one or more occupants are employed in shift work. There is nothing inherently commercial in the movements to and from the site, and the pattern of comings and goings will not be jarring with the residential character of the area (APP/P4605/W/22/3313619).

The maximum number of persons on site during the day will be seven: three resident children, three members of support staff, and the Registered Manager. Overnight, a maximum of six persons will be present: three resident children and three members of night staff. Professional visitors will attend

by appointment only, with no more than one external visitor on site at any given time. This level of activity is consistent with that which would reasonably be expected of a large family household occupying the property.

The scale and character of the property — a large detached dwelling in a generous plot with substantial frontage screening — means that the proposed use is particularly well-suited to integration within the residential neighbourhood. Continuous 24-hour supervision by trained staff will ensure that any potential sources of noise or disruption are promptly addressed. No external alterations are proposed and there will be no impact on neighbouring properties in terms of loss of light, privacy or outlook.

11. Highways and Transportation

The application site is situated on Slade Lane (A5079), a main arterial road through Levenshulme with excellent public transport accessibility. The site is served by multiple bus routes providing frequent services to Manchester city centre and surrounding areas, and is within reasonable cycling and walking distance of local facilities and services. The site is therefore in a highly accessible and sustainable location.

The property benefits from off-street parking for three vehicles to the side, which will be retained. This provision comfortably accommodates the vehicles associated with the proposed use — up to three staff members on duty at any one time and the Registered Manager during weekday working hours — without generating any on-street parking pressure.

Vehicle movements associated with the proposed use are considered to be comparable to those of a large family household. Staff changeovers at 7:30am and 10:30pm are defined, predictable transition points rather than a sustained pattern of additional vehicular activity. School runs and trips for recreational activities will be carried out using vehicles already on site. There would be nothing inherently commercial in the nature of the movements to and from the site, and the pattern of these movements would not be jarring with the residential nature of the area (APP/P4605/W/22/3313619).

Secure cycle storage will be provided for staff use to support sustainable travel. Staff will be encouraged to use public transport, cycling and other sustainable modes where possible.

12. Safeguarding and Management

The home will be registered with and regulated by Ofsted in accordance with the Children's Homes Regulations 2015 and the Quality Standards for Children's Homes. The welfare and safety of the young people residing at the home will be the primary consideration in all aspects of its operation.

The home will be managed by a qualified Registered Manager, supported by trained residential childcare staff providing supervision and care on a 24-hour basis. All staff will hold appropriate qualifications including Level 3 Diploma in Residential Childcare and Level 5 Diploma in Leadership and Management for Residential Childcare for the Registered Manager. All staff will be subject to enhanced DBS checks and safer recruitment procedures.

Each young person will have an individual care plan agreed with the placing local authority, and the staff team will work closely with social workers, education providers and healthcare professionals. The operator will maintain a proactive approach to neighbourhood management, ensuring that the home integrates positively with the surrounding community.

13. Section 106 Obligation — Local Priority Occupancy

The applicant is willing in principle to enter into a planning obligation with Manchester City Council pursuant to Section 106 of the Town and Country Planning Act 1990, to secure that the children's home prioritises placements of children from within the city. This approach is directly supported by the precedent established at 100 Mount Park Avenue, South Croydon (Application Reference 24/01871/FUL, London Borough of Croydon Planning Sub-Committee, 6th February 2025), where planning permission was granted subject to a Unilateral Undertaking — completed in May 2025 — securing a Restriction on Occupation in favour of the local authority.

The key obligations the applicant would be willing to offer are as follows:

- The property shall be occupied solely as a children's residential care home (Use Class C2) and for no other purpose.

- Prior to any child occupying the development, the owner shall give Manchester City Council's Children's Services Department written notice that the accommodation is available, enabling the Council to exercise first right of refusal to place a child from within the city.
- If within three weeks of such notice the Council confirms it wishes to place a child, the owner shall not offer the accommodation to any other Council or provider within that period, subject to the Council's normal commercial terms being agreed.
- If the Council does not wish to place a child, or fails to respond within three weeks, the owner shall be free to offer the placement to any other Greater Manchester local authority or children's services provider.
- On every change of occupant, the same notification and first-refusal procedure shall apply.

This mechanism provides Manchester City Council with appropriate and proportionate control over the occupancy of the home, ensures that the development meets an identified local need, and demonstrates the applicant's commitment to serving the city's looked-after children.

14. Relevant Appeal Decisions and Legal Precedents

Debbie Moore v Sefton Metropolitan Borough Council (APP/P4605/W/22/3313619, December 2022)

The Planning Inspector allowed an appeal for the use of a dwellinghouse as a children's home for two children and two members of staff, concluding that this did not amount to a material change of use and fell within permitted development rights. The application property at 148 Slade Lane is directly comparable in character and significant weight should be given to this decision.

R (Hossack) v Kettering Borough Council [2002]

The Court of Appeal confirmed that the key consideration is whether the number of residents exceeds six. The proposed home will house a maximum of three children, with total site occupancy not exceeding seven persons during the day. The residential occupancy of the home falls comfortably within the parameters confirmed as acceptable in this judgment.

London Borough of Croydon — 100 Mount Park Avenue (24/01871/FUL, February 2025)

The Croydon Planning Sub-Committee granted planning permission for an identical change of use from C3 to C2, subject to a Section 106 Unilateral Undertaking securing local priority occupancy, completed in May 2025. The committee confirmed that Croydon's Children's Services team would use the provision, and that the planning system should not be a barrier to such provision.

Kirklees Council — Appeal Reference 2025/92153 (January 2026)

This recent decision further supports the principle that the use of a family dwelling as a small children's home does not amount to an unacceptable material change of use where the scale of occupation remains consistent with that of a large family household.

15. Conclusion

This Planning Statement has been prepared in support of an application for the change of use of 148 Slade Lane, Levenshulme, Manchester, M19 2AQ from Use Class C3 (Dwellinghouse) to Use Class C2 (Children's Residential Care Home).

The proposed development will provide a small, high-quality, family-style children's home accommodating up to three young people aged between 5 and 17 years, supported by trained residential childcare staff on a 24-hour basis. The home will be registered with and regulated by Ofsted.

The application property is a substantial detached period dwelling in a generous plot on the corner of Slade Lane and Lindsay Avenue, with off-street parking for three vehicles and a rear garden of 100 sq.m. Its scale, character and accessibility make it exceptionally well-suited to the proposed use. No external alterations are proposed and the property will retain its existing residential appearance.

The proposal is consistent with the NPPF 2024, the Written Ministerial Statement of May 2023, the Manchester Core Strategy 2012 (in particular Policy H8 — Specialised Housing), the saved policies of the Manchester UDP 2004 (Policies DC18 and DC19), and the Places for Everyone Joint Development Plan Document 2024 (Policy JP-H6). It responds directly to the identified need for local children's residential care provision in Manchester and gives effect to the statutory duty placed on the Council under Section 22G of the Children Act 1989.

The proposed use will not give rise to any adverse impact on the character of the area, the amenity of neighbouring properties, or the functioning of the local highway network. The level of activity associated with the home is consistent with that of a large family household.

The applicant is willing to enter into a Section 106 planning obligation to secure local priority occupancy for Manchester City Council, mirroring the approach adopted by the London Borough of Croydon at 100 Mount Park Avenue (24/01871/FUL). Strong support is provided by the appeal decisions in Debbie Moore v Sefton Metropolitan Borough Council (APP/P4605/W/22/3313619), R (Hossack) v Kettering Borough Council [2002], and the Kirklees appeal (2025/92153, January 2026).

We respectfully request that Manchester City Council supports this application and grants planning permission accordingly.

For and on behalf of Anjum Design Ltd

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June 2026