Kismet Childrens Services

Planning Statement

Application for Change of Use from Dwelling House (Class C3) to Class C2 (Children's Home)

41 Longley Lane, Manchester, M22 4JD

August 2026

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1.0 INTRODUCTION

1.1 The statement has been prepared by NK architectural services to support a change of use planning application from a dwelling house (Class C3) to a children's home (Class C2) at 41 Longley Lane, Manchester M22 4JD. The application is for Certificate of Lawful Development.

1.2 The property would become a long-term home providing 24-hour care for up to 2 vulnerable children (ages 11 to 17).

1.3 The application site comprises a 5-bedroom three-story house in a residential area on Longley Lane, Manchester.

1.4 The property is located within an established residential area and comprises a spacious dwelling suitable for adaptation to a small residential children's home. The home includes bedrooms for up to two children, a staff sleep-in room, communal living and dining areas, sensory/therapy room and a secure garden for outdoor use with allocated private parking. The site is sustainably located near schools, shops, healthcare facilities, and public transport.

1.5 There are numerous shops and everyday services within easy reach of the property. Northenden Village, particularly along Palatine Road, provides a range of grocery and convenience stores, cafés, takeaway outlets, pharmacies, hairdressers, salons and other local independent businesses.

These amenities are accessible by walking, cycling or a short journey by public transport,supporting the day-to-day needs of the children and staff. The surrounding area also benefits from access to public open spaces and recreational facilities. Wythenshawe Park is located within the wider local area and provides extensive parkland, woodland, walking and cycling routes, children's play facilities, sports pitches, a community farm and other leisure opportunities. These facilities will provide suitable opportunities for supervised exercise, recreation and positive community activities.

In terms of educational provision, schools within the vicinity of the property include:

- St Wilfrid's Church of England Aided Primary School, Patterdale Road, Northenden, Manchester, M22 4NR;
- Northenden Community School, Bazley Road, Northenden, Manchester, M22 4FL;
- Benchill Primary School, Benchill Road, Manchester, M22 8EJ; and
- Southern Cross School, which provides specialist educational provision within the local area.

The particular school attended by each child will be determined by their individual care plan, education plan and placement arrangements. Where appropriate, children may remain at an existing school outside the immediate area to maintain educational continuity and stability. The property's access to local roads and public transport will support journeys to schools and other education establishments throughout Manchester.

Regarding transport links:

The property is well served by public transport, with several bus stops located within a short walking distance on Longley Lane and nearby Palatine Road, including the Roundwood Road and Farmer's Arms stops. These services provide regular connections to Northenden Village,

Wythenshawe, Didsbury, Manchester City Centre, Manchester Airport and surrounding areas. Gatley Railway Station is approximately 2 km from the property, while the Martinscroft Metrolink stop is approximately 2 km away, providing further access to Greater Manchester's public transport network. Walking, cycling and public transport provide convenient access to local services, schools, healthcare facilities and employment opportunities.

Healthcare Facilities

A range of essential healthcare services are available within close proximity to 41 Longley Lane, Manchester M22 4JD.

The nearest GP surgery is Northenden Group Practice, located on Palatine Road, approximately 0.4 miles from the property, providing comprehensive NHS primary healthcare services to local residents. Other GP practices serving the area include Park Medical Practice in Wythenshawe and Al-Shifa Medical Centre, both within a short drive of the property.

Dental care is available locally through Northenden Dental Practice on Palatine Road and The Didsbury Dental Practice, both offering NHS and private dental treatment.

For hospital and specialist healthcare services, Wythenshawe Hospital, one of Greater Manchester's principal acute hospitals and part of Manchester University NHS Foundation Trust, is located approximately 3 miles from the property. The hospital provides accident and emergency services, specialist paediatric care, outpatient clinics and a comprehensive range of medical services. Additional specialist healthcare is available at Royal Manchester Children's Hospital and Manchester Royal Infirmary, both easily accessible via the local highway network and public transport.

All healthcare facilities can be conveniently accessed by walking, cycling, public transport or private vehicle, ensuring that children residing at the home have timely access to comprehensive medical, dental and specialist health services whenever required.

All facilities are easily accessible by walking, cycling, or public transport, ensuring convenient access to comprehensive health and wellbeing services.

1.5 The dwelling currently comprises an entrance hall, kitchen, lounge and dining room. The first floor contains three bedrooms, two of which benefit from en-suite bathroom facilities, together with a separate family bathroom.

The second floor provides two further en-suite bedrooms.

The proposed children's home will comprise:

- Two bedrooms for children in placement;
- One sensory/play/therapy room;
- One staff sleep-in bedroom;
- One office for the staff

The internal layout provides a spacious family environment, ensuring that each child has their own private bedroom whilst benefiting from generous communal living areas and dedicated therapeutic space. The office and staff sleep-in room will support the day-to-day operation of the home and

enable appropriate supervision in accordance with Ofsted requirements.

1.6 There is a decent-sized rear garden, allocated private parking for 2 vehicles, and ample space for storage of waste and recycling bins. Bicycles can be securely stored within the rear garden. Waste and recycling will be maintained in separate bins in the rear garden, and noise generation from outdoor activity will be minimal and controlled, with much play activity encouraged to take place in the indoor therapy/play space

1.7 The waste and recycling will be stored in separate bins kept in the rear garden area.

1.8 Use of the rear garden and noise generation will be commensurate with a residential dwelling with a family residing therein. This will be very minimal and controlled. A lot of the play activity will be encouraged to happen in the therapy space.

2.0 THE APPLICATION PROPOSAL

2.1 The application proposal is for the change of use of a dwelling house (Class C3) to a children's home (Class C2). No external alterations to the building are required.

2.2 This application seeks full planning permission to convert the property into a long-term children's home for up to two vulnerable children who have been taken into care permanently. This development responds directly to growing national and local demand for high-quality residential children's provision.

2.3 As of 31 March 2024, there were 83,630 children looked after by local authorities in England, representing a rate of 70 per 10,000 children, an increase of nearly 30% over the past decade. Nationally there are approximately 3,491 children's homes providing 14,486 registered places, reflecting increasing demand and limited supply.

2.4 Manchester City Council's Our Children Sufficiency Strategy 2022–2027 identifies a continuing need to increase the availability of high-quality local placements for looked-after children. The Strategy emphasises that children should experience stability, strong relationships and a sense of belonging, with placement decisions seeking to keep children as close as reasonably practicable to their families, schools and local communities. As at 31 March 2022, 52% of Manchester's looked-after children were placed within the city, while only 6% were living in residential children's homes. The Strategy recognises the ongoing pressures on placement sufficiency and the importance of developing additional high-quality residential provision to meet increasingly complex needs. The proposed children's home at 41 Longley Lane will contribute to these objectives by providing a small, family-style home for up to two children in a sustainable residential location, helping to increase local placement capacity and reduce the need for children to be placed further away from their communities. These figures highlight the pressing need for additional, stable, locally-based residential provision.

2.5 The proposed home will help meet this gap by offering a safe, supported, and nurturing environment, enabling children to remain close to their community, develop independence, and receive tailored care. This aligns with Manchester City Council's strategic aims to reduce the distance of placements from home and increase in-house residential capacity.

2.6 The Manchester Placement Sufficiency Strategy emphasises that care-experienced children should belong in the city, build successful futures, and be supported to realise their potential. Kismet Childrens Services is committed to working in partnership with Manchester City Council and ensuring the voices of children, young people, and families are central to care provision. This home provides the opportunity for children to live and grow within Manchester, rather than being placed in distant boroughs with limited support.

2.7 The home will provide long-term accommodation for up to two vulnerable children for reasons including family breakdown or parental incapacity, such as learning difficulties. Children will not be placed due to their own behaviour but due to circumstances in their environment. Residents will attend local schools and participate in community activities, supporting integration with the local community.

While designed for children aged 11 to 17 years, placements will be carefully managed and matched in consultation with Manchester City Council to ensure compatibility and promote a harmonious living environment. Children will remain in the home until 18, at which point they will receive structured support to transition to adult residential services, in line with Manchester City Council care and leaving care provisions**.**

2.8 The home will be staffed by four full-time and two part-time staff. Two staff members will be present at any one time, with the home manager available from 9:00 am to 5:00 pm. One waking night staff will provide overnight supervision, and part-time staff will cover absences. Staffing will be reviewed regularly to ensure alignment with children's needs, and all staff will be fully trained, DBS-checked, and supervised in accordance with OFSTED regulations.

2.9 Recruitment will prioritise local Manchester staff. Staff will be encouraged to walk, cycle, or use public transport, taking advantage of nearby bus stops, the city bus network, and safe cycling/walking routes, supporting sustainable travel and Manchester City Council environmental objectives

2.10 The proposal does not involve any external physical alterations. The dwelling will function similarly to a family home, maintaining the character of the property and minimal impact on the streetscape.

Access /Parking/Traffic/Visitors/Deliveries

2.11 Access remains unchanged, using the existing driveway. The property has two allocated parking spaces, with additional off-street parking available. Visitors and deliveries will be limited, with an expected average of three deliveries per week, comparable to a typical household.

Vehicular movements, including school drop-offs and pick-ups, will be timed, regulated, and similar in scale to a normal household, ensuring minimal impact on traffic or highway safety. Cycle storage is provided for staff.

2.12 This approach ensures that the operation of the home has minimal impact on the surrounding highway network, maintains safe access for residents and visitors, and aligns with Manchester City Council's guidance on residential care provision.

OFSTED Application and Submission

2.13 Obtaining full planning permission for the property is a pre-requisite prior to submitting an application to become OFSTED-regulated. Once planning permission is granted by Manchester City Council, Kismet Childrens Services will be able to initiate the OFSTED registration process.

2.16 As part of the OFSTED application, a comprehensive set of documentation will be provided, including a detailed Business Plan and Financial Plan, Statement of Purpose, Policy Documentation, Children's Guide, and other relevant assessment materials, all prepared in full compliance with OFSTED regulations.

2.17 It is important to note that OFSTED inspectors will conduct a thorough inspection of the property's interior to ensure that all regulatory standards are met. Kismet Childrens Services is committed to delivering a safe, nurturing, and fully compliant environment for children, adhering rigorously to OFSTED requirements and standards of care.

3.0 SUMMARY & CONCLUSION

3.1 The proposal provides a suitable long-term home for vulnerable children in a sustainable location, close to shops, schools, public transport, and healthcare services, fully adhering to Manchester Local Plan Core Strategy Policy SP1. It also reduces social inequalities and supports integration into the local community.

3.2 The proposal represents sustainable development in accordance with the National Planning Policy Framework by contributing to the social objective of providing specialist residential accommodation for vulnerable children in a sustainable and accessible location. The proposed use is compatible with the residential character of the area and will provide a stable, family home for up to two children. Manchester City Council's Our Children Sufficiency Strategy 2022–2027 identifies continuing pressures in securing suitable local placements for looked-after children and supports the development of high-quality local provision that enables children to remain, where appropriate, close to their families, schools and communities. The proposed development will make a positive contribution towards meeting this identified need.

3.3 No external alterations are proposed, and the home will remain compatible with the surrounding residential area in terms of its appearance and operation. The existing parking provision is considered sufficient to accommodate the proposed use, and staff will be encouraged to travel by sustainable modes of transport, including walking, cycling and public transport, where practicable. The proposal is not expected to result in an unacceptable impact on highway safety or parking demand within the local area.

3.4 The proposed development will not result in an unacceptable impact on residential amenity or highway safety. Adequate private amenity space, waste and recycling storage, parking provision and internal accommodation are provided to support the proposed use. In accordance with the National Planning Policy Framework, there are no adverse impacts that would significantly and demonstrably outweigh the social benefits of providing a high-quality residential home for up to

two children in a sustainable location.

3.5 Planning permission should be granted for the change of use to a C2 children's home, consistent with national and local planning policy, Manchester City Council strategic objectives, and OFSTED regulatory requirements.