Planning Statement

Proposed Change of Use of existing dwellinghouse to

Use Class C2 (Supported Accommodation for up to four young persons)

No.31 Elsdon Road, Manchester, M13 0TQ

Document Ref: 2559_PS02

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1.0 Introduction

1.1 Application Overview

This Planning Statement is in support of a full planning application for:

'Proposed Change of Use of existing dwellinghouse to Use Class C2 (supported accommodation for upto four young persons' for a property at No.31 Elsdon Road, Manchester, M13 0TQ

The application has been made on behalf of the prospective care operator; an established company and a team with an extensive experience in the Health and Social Care Industry. The company is registered with relevant regulatory bodies including the Care Quality Comision CQC and provides bespoke, specialist care in Manchester and surrounding areas.

The objective of the proposed development is to provide supported accommodation for 4no. young persons between the ages of 16 to 25 years old and with learning difficulties, autism to other mental health or care needs; the residents will typically be arriving from other places of care. As the premises will also include accommodation and support for looked after children and care leavers aged 16 and 17, the premises shall be registered with Ofsted.

Ofsted's function as a regulator: registration; inspection; compliance; and enforcement and its inspection of supported accommodation is to assess the quality of support provided to young people, promote improvement and raise standards. Inspection focuses on the experiences and progress of young people in supported accommodation and the effectiveness of the help they receive to achieve good outcomes.

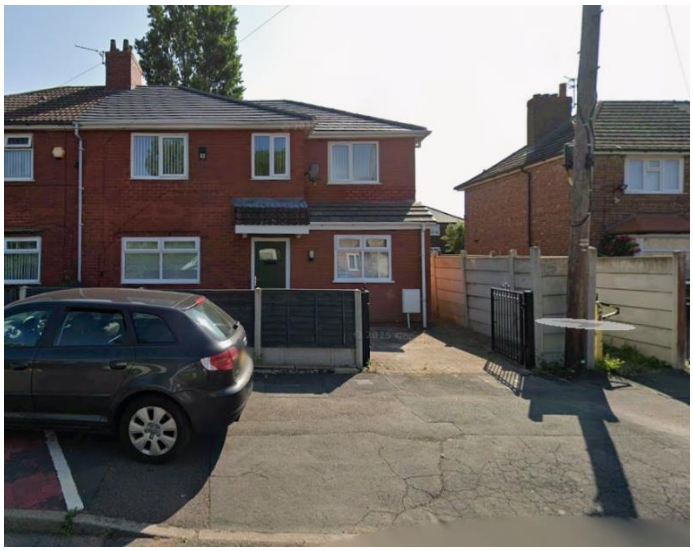
The proposal seeks to offer 24-hour support to people within a home environment within their own personal spaces. During the day and night, this support can consist of care workers to supervise and provide support, depending on the needs of the clients. Each occupant will have their own bedroom, but will share communal areas such as the kitchen, dining, living areas and bathrooms. A dedicated resting /sleeping room will also be provided for a carer staying overnight.

The facility will create the equivalent of 3 full-time jobs due to its 24-hour operation. The staff will work on a 12-hour shift rota with one staff at the property at all times. Shift changes will be at 8am and 8pm; there will be no shift during the night to prevent disruption to residents and neighbouring properties.

The core principles of the proposed accommodation is highlighted below:

- Support for young individuals (between ages 16 – 25) with learning difficulties, autism to other mental or care needs.
- Support within community-based residential settings.
- Short-term or long-term residential support.
- Personalised care plan tailored to individuals' unique needs, preferences, and goals.
- 24/7 On-site support - Round-the-clock support from experienced and caring team.
- Medication support- Safe and reliable support with managing and administering medication.
- Community access - Encouraging connections, participation, and belonging.

2.0 Existing Site



Photograph: front of application property

2.1 General Description

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.

2.2 Existing Use

Based on available information, it can be concluded the property is and has always been a dwellinghouse, planning use class C3 (C3a)

2.3 Relevant Planning History

Application ref: PLA-2026-000090 (Lawful Development for proposed use)

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

Decision: Refused/ June 2026

Note

The currently submitted application differs from the above, with respect to ages and category of proposed residents

3.0 Proposed Development

3.1 Proposed Use

'Proposed Change of Use of existing dwellinghouse to Use Class C2 (supported accommodation for up to four young persons)'

Approval is sought for the application property to provide supported accommodation for up to four young persons of ages 16 to 25 with additional accommodation for an overnight carer. The residents will typically be with learning difficulties, autism to other mental or age-related health needs, arriving from other places of care to this medium to long term transitional care environment.

3.2 Principle of 'Change of Use'

It is anticipated that the local planning authority will not object to the principle of changing a family home to supported accommodation.

Although a change of use is proposed, it must be acknowledged that the proposed use would provide a form of residential accommodation. Overall, the harm from the loss of a family home in this instance would be modest and would be outweighed by the contribution that the proposed development would make to an identified need for supported accommodation for children and young persons.

3.2 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 significant internal physical layout of the house.

The total number of bedrooms will remain as existing, and only one person will be designated in each room although some of the room sizes can accommodate two occupants. Hence 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; the remaining three bedrooms on the first floor plus the bedroom on the ground floor will be designated for the occupants/residents requiring some level of care.

3.3 Management of accommodation & care

The home is proposed to be manged by an established Health and Homecare company having a team with extensive experience in the Health and Social Care Industry.

The company provides bespoke, specialist home care in Manchester and surrounding areas and is committed to strong leadership and high standards of care delivery. The company is registered care provider, and the management team ensures all services are aligned with CQC (Care Quality Commission) regulations and industry best practices.

3.4 Residents

As described earlier, the home will accommodate up to four young persons with care needs: each with their personal bedrooms and sharing other communal spaces including living spaces.

Due to their health, the residents will predominantly be at the home and only occasionally leave to engage in scheduled community activities or any medica /social care appointments during the day. The movement or comings and goings associated with the resident will therefore be limited and will be supervised and monitored by the staff.

3.5 Care Staff

The care provider has a large pool of experienced and qualified carers; from which a small group of staff will be allocated to the proposed accommodation. This small pool of staff creates familiarity, continuity and opportunity to bond with the residents and create a family environment.

Suitably experienced staff will be present at the home 24 hours; typically, one staff will present at any one time. There will be 12-hours shifts with staff change / handovers at 8am and 8pm (no change during the night).

3.6 Visitors – Managers/Supervisors

To monitor the home and ensure resident and staff needs are met, a manager or supervisor from the care team will visit typically once week for a brief period (approx..30 minutes) during the daytime.

3.7 Visitors – Family & Friends

There will not be any frequent visitations by relatives of the occupants; typically, the occupants have limited family members and often do not live locally. There will be occasional visitors bit will be strictly pre-arranged and will be scheduled for short period at daytime (no overnight stays)

3.8 Vehicular activity

The occupants of the property, with their health means they will not typically be driving nor own cars or cycles hence vehicular activity associated with the main residents is not anticipated.

Family or friends visiting residents will take place very occasionally (once every few months) as described in preceding section, hence no regular vehicular activity anticipated associated with this.

Based on staff at the property and typical rotas, only one staff will be present at the site any one time. Staff changes/ handovers will occur circa. 8am and 8pm (12-hour shifts). The care operator encourages staff to use public transport, and the timing of the work shifts means public transport is readily available during these times. The care operator also has a car sharing policy allowing multiple carers to attend and be picked up form sites during shift changes, hence reducing car journeys and parking at properties for full duration of shifts.

3.9 Noise & Disturbance

Due to the nature and scale of the proposal, and activities as described in preceding sections, no likely increase in activity and movements is anticipated associated with the proposed use.

The existing property is a large family home with 5no. bedrooms, some of which are double bedrooms; the existing use could potentially accommodate potentially 7+ residents; hence more than that associated with the proposed.

It must also be noted that the existing use as a family home will likely have multiple cars and more comings and goings including family and friends and potentially at all hours.

3.10 Security

A staff will be present at any one time to monitor and supervise the small group of residents throughout the day and night. The property will be secured with electronic access controls to external doors so staff are aware or will provide entry and exit.

The security and safety of the residents will be further enhanced by CCTV located strategically in external locations including covering of exit and entrance doors. Internal communal spaces will also be covered by CCTV; however, they will be limited to key locations and not impact on individuals' privacy and comfort.

Residents would not be able to leave the site during the night, and visitors would not be able to visit the residents during the night.

4.0 Conclusion

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

- No external changes are proposed to the elevations, and the existing property will retain its appearance as a family home.
- The proposal would not increase activity on site and would therefore NOT cause an unacceptable impact on the amenity of neighbouring occupants due to increased noise and activity.
- In comparison to a family home, the proposed use in this instance will not create additional parking stress or excessive vehicular activity or create safety issues for road users.
- The carers, working on a rota basis with change at 8am and 8pm (no change during the night) would create minimal disturbance to both residents of the application property and neighbours.
- Security and safety of residents will be paramount with 24-hour staff supervision including CCTV and controlled/monitored access and exit doors.

In conclusion, the proposed development will create much needed accommodation for people with care needs and will be a positive addition to the community. The applicant therefore requests the local authority to positively receive and approve this application.