

Application For Lawful Occupation At 74 Ashley Lane, Moston, Manchester M9 4NU

ML Care Group Ltd

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Planning, Design & Access Statement
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Planning, Design & Access Statement

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Project:	Application For The Lawful Occupation Of 74 Ashley Lane, Moston, M9 4NU Under Use Class C3b From Its Current C3a Configuration
Clients:	ML Care Group Ltd
Architect:	Dan Newport, re|form architects
Date:	September 2026

1. Introduction

1.1 This design and access statement has been compiled for the application relating to a proposed Lawful Development Certificate for the property at 74 Ashley Lane, Moston, for its potential occupation under use class C3b from its current function as a C3 dwelling house

1.2 The property is not within an acknowledged conservation area, and neither is it a listed building or acknowledged heritage asset.

1.3 The house is constructed within a row of similar properties within an area dominated by housing from the mid Victorian period. Mapping details from the 1890s indicate the terraced house with its rear outrigger extension and yard, in a similar format to that which remains today.

1.4 The property is of a two-storey configuration, providing four beds and two reception rooms. The property also benefits from a small private area to the frontage and a secure enclosed rear facing yard providing outside amenity space. There are no cellars and the attic space although providing potential for conversion remains unoccupied.

1.5 The proposals are for a confirmation on the change of occupation of the domestic residence from use class C3 to vulnerable adults in assisted living accommodation, Use Class C3b (Residential supported living). The proposal is to provide care for a maximum of three vulnerable adults of a low-risk nature with one associated live-in care worker akin to a family orientated environment in line with The Supported Accommodation (2023) regulations.

1.6 The purpose of this statement is to confirm the scheme, the process behind it and to support the application on the basis of planning and design terms.

2. Existing Site, Context And Buildings



Location Plan

2.1 The property forms a mid-terrace unit within a row of similar styled properties dating from the mid-late1800s.

2.2 In terms of form, the house remains largely unaltered since its original construction, consisting of a main terraced volume with attached two storey outrigger as per its neighbours. The only external change would appear to involve the construction and adaptation of the original front bay window to incorporate a draught porch to the front door. Original windows have been replaced by modern upvc versions.

2.3 Constructed from common stock brickwork, the property has been painted to the frontage in keeping with many others in the row.



Modifications to the frontage include painting of the brickwork, replacement of the windows and adaptation of the bay window and roof to form the integrated draught lobby. The creation of the draught lobby appears to be a popular addition to many of the properties within the row.

2.4 Internally, the property benefits from high ceilings, although lacks the cornicing and pediment details that would usually be expected within a house of this age. None the less, it provides decent sized bedrooms and reception spaces. The kitchen has been recently refurbished, although the bathroom could do with similar in terms of tiling and grouting.

2.5 Ashley Lane is a busy residential throughfare with little variation in housing typology in the immediate area of No.74. Further to the west, more modern C20 housing can be found whilst to the East there is an earlier C20 local authority housing estate. Some commercial interest is to be found in a piecemeal fashion scattered along the lane, although there is no discernable collection of commercial spaces until the junction with Moston Lane to the West.

2.6 Car parking for No.74 is onstreet, although some of the nearby larger properties do benefit from private off road spaces. Parking availability seems plentiful, with no issue experienced in finding space at the time of survey.

3.0 Planning History

The property itself has no discernable planning history. Other relevant local applications include;

3.1 Application 139036/LP/2024 relates to No.81 Ashley Lane and its approval as a Class C3b occupancy.

4.0 Proposals

4.1 This application seeks to establish the lawful occupation of the property at 74 Ashley Lane as a C3b residence accommodating upto three adults with live-in care support in the manner of a family unit. The proposal is to provide care for upto three adults of a low-risk nature with an associated live-in care worker akin to a family orientated environment in line with The Supported Accommodation (2023) regulations.

4.2 The proposal is in line with local and national planning policy, and also adheres to the criteria defined within Supported Accommodation policies, aswell as the DofE Guide To Supported Accommodation Regulations.

4.3 External physical alteration to the property is limited to maintenenace and redecoration works, since the home is considered to demonstrate the enhanced requirements necessary to fulfil the criteria of an inviting family home suitable for the provision of a caring environment in which to accommodate vulnerable adults.

4.4 All period character features within the existing external fabric of the house will be retained in order to maintain a contribution aesthetically to the local area in terms of heritage and conservation, preserving and maintaining the local vernacular.

4.5 The plans show an enhanced garden layout with terrace, recreational and allotment spaces in line with a domestic environment.

4.6 All landscape enhancements are less than 2m in height and contained within the existing approved garden space.

5.0 Policy Compliance

Guide To The Supported Accommodation Regulations Including Quality Standards – DofE

After reviewing the policy guidance, we would assess the compliance as follows;

5.1 Presumption In Favour Of Sustainable Development. We would suggest that the re-use of an existing building to diversify the typology of housing stock on offer within the locality has at its very core a sustainable motif. The operator, ML Care Group Ltd will employ local people within its facilities (see accompanying document) which will contribute to the local economy by both bringing in finance directly and through trickle down of spending within local facilities.

5.2 New Residential Development. The proposal sits within the context of an existing building envelope without recourse to external alteration or extension of the property. The home is constructed from traditional brickwork and sits unobtrusively within a terrace of similar styled properties contributing to the overall appearance of the area as a heritage asset. .

5.3 The property is well integrated within the locality, benefitting from excellent public transport links, see Section 9, Parking and Transportation below.

5.4 Waste management can always be a tricky subject for resolution within an existing context. Analysis of the current situation however reveals the refuse collection route to be directly along Ashley Lane with the majority of properties storing their refuse bins within the front yard with direct access to the front pavement-side collection points on the allotted days.

5.5 A scheme is proposed that can be used for a variety of activities from an activity recreational space to an allotment to provide for the opportunity to learn about plants and growing vegetables, to general sitting out, dining and relaxation. Due to its orientation and boundary conditions it provides for private space which is not overlooked unduly by adjacent properties.

5.6 Since no further extension or alteration is proposed to the property the additional flood risk posed by the proposal is negligable in terms of additional concentrated or extra flow discharging into existing drainage systems. Flood risk is further confirmed as negligible in Section 7.

5.7 The proposal seeks to provide C3b standard care accommodation for a maximum of three vulnerable people with an associated carer in compliance with the regulations, diversifying the residential offering within Harpurhey whilst maintaining density and housing typologies in accordance with current policy.

5.8 The use of traditional materials is proposed that match the existing where repair and maintenance is required within the property in keeping with the property's historic aesthetic.

5.9 The proposal recognises the need for access by the occupants to additional green and open space, and would seek to integrate within existing local infrastructure to achieve this. Harpurhey Park is within a fifteen minute walk of the property, with further diverse offerings at Moston Vale and Boggart Hole Clough. For those wishing to cycle recreationally, the Bee network dedicated infrastructure is constantly expanding, and the Ashton and Rochdale canal towpaths provide excellent cycling opportunities connecting to wider regional networks.

6.0 Sustainability

6.1 As the house is existing, certain elements of the property will be upgraded to meet current environmental standards:

6.2 Additional Insulation installed to achieve a higher level of airtightness, thermal and intumescent insulation between adjacent properties.

6.3 Boiler assessment and upgrade to the most thermally efficient new boiler in conjunction with a whole house thermal assessment

6.4 There will be minimal internal strip-out but the result would provide much needed supported living accommodation by re-utilising an existing building.

6.5 Principle habitable rooms have large windows, and will have unobstructed views over garden. The proposals do not have a demonstrative impact on neighbouring properties.

6.6 Energy efficient lighting and appliances will be installed and upgraded throughout.

6.7 All rooms have large opening windows to allow for natural ventilation as well as high levels of natural daylight to both front and rear of the development.

7.0 Drainage

7.1 There are no proposed changes to the drainage, either foul or surface water.

7.2 There are no additional roofs or areas of hard standing proposed that could have an adverse effect on surface run off calculations or eccentrically load existing networks.

8.0 Landscaping

8.1 The property currently benefits from an easily maintained hard landscaping scheme with concrete paved surfaces to the front garden space. The rear garden is currently a mixture of historic concrete hard standing components. This is proposed for updating to provide a more interactive and educational environment as per the accompanying drawings shown within the proposals.

8.2 The rear courtyard is surrounded by brick walling and timber panelled fencing. The new horizontal surface finishes will be a raised recycled timber effect deck that provides level access from the rear of the dwelling. There is a proposed vegetable growing space/allotment to aid with education and well-being along with a multi-purpose sports/exercise activity area which can be used for a variety of activities.

8.3 The gated alleyway to the rear means that the back garden space provides for a secure private enclosure.

9. Car Parking and Sustainable Transport Provision

9.1 The property does not currently benefit from private off road parking provision and residents use the amenity of on street parking available directly to the frontage on Ashley Lane and the adjacent Kingscliffe Street.

9.2 Since there is no proposal to increase the size of the current accommodation and raise occupancy levels over those currently in use for a domestic property, it is proposed that no further burden will be imposed on car parking provision within the locality.

9.3 Ample space for cycle storage is available at the property, off road either in the rear alleyway, or more securely within the rear courtyard.

9.4 The location is well served by local bus services, with a stop signed as 'Potters Lane' approximately 5 minutes walk from the property (45m away). This provides access to the 151 and 708 services, Manchester to Oldham. Further stops within a ten-minute walk can be found at the Harpurhey shopping centre (Asda/Lidl) which provide access to the wider Bee Network (112, 116,117,118,119)

9.5 Local tram stops include Central Park, 20 minute walk (approx.1 mile) providing services to Manchester and Oldham and Rochdale, All services connect back to Manchester mainline stations providing links to National Rail services.

10. Conclusion

10.1 This application seeks lawful development certification for augmentation within the C3 use class to include C3b with no external extensions to the building fabric of the property.

10.2 The change in occupation will provide much needed safe and secure accommodation for vulnerable adults within an existing building, which is already equipped for domestic occupancy.

10.3 There are no external changes proposed save for the updating of existing fabric and the provision of new a landscaping to improve and enhance the domestic scale occupation of the property.