37 Melland Rd -Change of Use

37 Melland Road, Manchester M18 7QA

Planning Statement

A1674

10/11/2026

Change of Use from C3 Dwelling House to C3(b) Small-Scale Residential Care Home

Address: 37 Melland Road, Manchester, M18 7QA
Applicant: PRIME FIVE LIMITED

1. Introduction

This planning statement has been prepared on behalf of **PRIME FIVE LIMITED** in support of their application for a Lawful Development Certificate (LDC) to establish the lawful use of the property at **37 Melland Road, Manchester**, as a small-scale residential care home falling under Use **Class C3(b).**

The proposed change of use involves converting the existing three-bedroom, semi-detached dwelling, currently classified under Use Class C3(a), into a supported living environment accommodating up to two young adult residents (aged 18 and over) requiring personal care and support due to mental health conditions and associated needs.

The application is submitted pursuant to the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), which recognises the distinct subcategory C3(b) within the wider C3 residential use class for small shared care homes with up to six residents.

This statement provides a review of the proposal in the context of relevant national and local planning policies, with particular reference to the Manchester Local Plan and current National Planning Policy Framework (NPPF) guidance.

2. Site and Surroundings

The application site comprises a three-bedroom, semi-detached dwellinghouse situated within a predominantly residential area on Melland Road, Manchester.

The existing internal layout consists of a kitchen, lounge, and WC on the ground floor. The first floor comprises a bathroom and three bedrooms. The property benefits from off-street parking facilities for two vehicles and is set within a well-established residential neighbourhood characterised by similar two-storey family homes. The surrounding area is served by good transport links, local amenities, schools, and community facilities, making it highly suitable for accommodating vulnerable adults requiring supported living.

No external alterations are proposed as part of this application, and the existing residential character and appearance of the property will be retained. The site benefits from a private garden area and adequate internal space to provide a comfortable living environment consistent with a domestic household.

3. Proposal Description

The proposal seeks to formally establish the lawful use of the property as a small-scale residential care home under Use Class C3(b). The property will accommodate up to two young adult residents (aged 18 and over) who require personal care and support related primarily to mental health challenges.

As set out within PRIME FIVE LIMITED's operational strategy, care is person-centred and recovery-focused, emphasising the enabling of independence and social inclusion. The two residents will live together as a single household, sharing communal facilities including the ground-floor living room, kitchen, WC, and first-floor bathroom, as well as the garden space. Of the three bedrooms on the first floor, two will serve as single-occupancy bedrooms for the residents. The third bedroom will be utilised strictly as a staff office and quiet room dedicated exclusively to the direct, day-to-day care and night support of the two residents living at No. 37. It will not function as a general company administration base or a venue for outside staff meetings, thereby preserving the property's domestic use.

Support staff will be present on-site 24 hours a day, operating in structured shift patterns (Day shift: 08:00-20:00 with one to two staff; Night shift: 20:00-08:00 with one waking-night staff). Staff will provide non-medical care such as emotional support, assistance with daily living activities, medication prompts, and social engagement.

4. Planning Use Class Context and Justification

Under the Town and Country Planning (Use Classes) Order 1987 (as amended), Use Class C3 broadly covers dwelling houses used for residential purposes by individuals living together as a single household. This includes sub-category C3(b) for small shared houses where no more than six residents live together receiving care.

The key distinction of C3(b) from Use Class C2 (Residential Institutions) lies in its scale and nature, and the capacity of the residents to form a household. The proposed residents are exclusively adults (aged 18 and over) who possess the legal and practical capacity to live together as a single domestic household.

The proposed use at 37 Melland Road complies fully with the criteria of Use Class C3(b). It involves only two adult residents within a domestic environment, receiving personal care support that enables them to live semi-independently.

The care provided is non-institutional and tailored to individual needs, focusing on rehabilitation and social integration rather than intensive medical supervision. The proposal does not alter the physical fabric or external appearance of the dwelling, thereby preserving its residential character.

5. Policy Context

5.1 National Planning Policy Framework (NPPF)

The current National Planning Policy Framework promotes sustainable development that meets social objectives, including supporting strong, vibrant, and healthy communities. The framework highlights the importance of delivering housing that meets the varied needs of different groups in the community, explicitly including the provision of accessible, well-designed accommodation for vulnerable individuals that fosters social inclusion.

The proposal aligns with these national objectives by providing supported living accommodation in an established residential area without compromising local character or amenity.

5.2 Manchester Local Plan

The Manchester Local Plan 2012-2037 provides the overarching policy framework for development within the city.

- **Policy SP1 (Spatial Principles):** Seeks to promote inclusive communities by supporting housing options for all sectors of society, including vulnerable groups requiring specialist accommodation.
- **Policy H1 (Housing Growth):** Supports appropriate housing developments that meet local needs while maintaining neighbourhood character. Offering accommodation that addresses identified mental health needs in a domestic setting aligns with these principles.
- **Policy DM1 (Development Management):** Requires that proposals demonstrate no adverse impact on neighbouring amenity or highway safety. Given the strictly independent operation of the site, adequate off-street parking for two staff vehicles, and adherence to a comprehensive community engagement strategy (including neighbour liaison), there is no anticipated harm to residential amenity.
- **Policy DM2 (Design and Place Making):** Advocates development that respects local character and contributes positively to place quality. The internal adaptations preserve domesticity and external appearances remain unchanged.

6. Impact Assessment

The proposal is unlikely to generate any significant adverse impacts upon neighbouring properties or local infrastructure.

The limited number of residents (two) ensures a minimal increase in comings and goings compared to standard family occupancy. Off-street parking provisions (two dedicated spaces) are sufficient for staff attendance without causing on-street congestion or disruption.

Crucially, because No. 37 operates completely independently of No. 35, there will be no intensification of use across the semi-detached building that would resemble a larger institution. Shift changes, management visits, and daily activities will remain distinctly separate.

The presence of trained support staff operating within regulated frameworks ensures that any behavioural issues are managed proactively, minimising disturbance to neighbours.

Moreover, PRIME FIVE LIMITED's commitment to community engagement - through introductory communications with neighbours and a designated community liaison contact - demonstrates sensitivity towards maintaining positive relationships within the locality.

The use retains all characteristics of a domestic dwellinghouse externally; as such, there would be no visual intrusion or detrimental effect on the local street scene or property values.

7. Conclusion

In conclusion, the proposed change of use from a C3(a) family dwelling to a C3(b) small-scale residential care home at 37 Melland Road is consistent with both national planning policy and the strategic priorities of the Manchester Local Plan. It represents an appropriate form of accommodation for vulnerable young adults (18+) requiring semi-independent living with care in a domestic setting.

The limited scale of the development and its operational independence from the adjoining property ensure that there will be no unacceptable impacts on neighbouring amenity or highway safety. The proposal respects the character of the surrounding area by maintaining the existing appearance and function of the dwelling as a household rather than an institution.

Accordingly, it is respectfully considered that the application for a Lawful Development Certificate should be granted, as the proposed use falls squarely within Use Class C3(b) under current planning legislation.