

Bury Council
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Our Ref: MR/2024/12/0060

Date: 17/12/2024

Dear Sir or Madam,

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Planning Application for the Change of Use from Residential (Class C3) to Residential Institution (Class C2) at 58 Sunny Bower Street, Tottington, Bury, BL8 3HL

On behalf of our client, Greater Manchester Combined Authority (the applicant), we have been instructed to submit a Change of Use application from Residential (Class C3) to Residential Institution (Class C2).

This application is accompanied by the following:

- Application Form;
- Location Plan;
- Existing Floor Plan;
- Existing Elevations; and
- Site Plan.

The following sections of this supporting letter provide detail of the site, any relevant planning history and planning policy assessment of the proposal at the site.

Site Description and Proposal

The subject property is a five-bedroom detached dwelling house located within a predominantly residential area of Tottington. The property is located on Sunny Bower Street, in the south of Tottington. This part of Sunny Bower Street is lower density, characterised by larger houses on larger plots, and with a number of trees and woodland in the area. The site is located approximately 500m south of Tottington Village Centre, and around 3.5km north west of Bury Town Centre. The site is not within a Conservation Area or within the designated green belt, and there are no listed buildings in close proximity to the site. Though predominantly residential, other uses within the area include a Shell petrol filling station, Tottington High School, and a Spar convenience store. For public transport, the closest bus stop is 250m east on Market Street.

The proposal seeks the Change of Use from Residential (Class C3) to Residential Institution (Class C2) in order for the site to operate as a children's residential care home, as part of a requirement by the applicant to provide residential accommodation for children within their care. The home will provide residential care for up to three children, with three staff members being present, but two sleeping in



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the home each evening. The property will therefore have the composition of a 2-adult, 3-child household and the standard residential environment expected of this.

The home will function as a typical residential property, and the children being cared for will be in full-time education in the local area, with individual and vehicle movements associated with this. At weekends, the children may have activities organised in the home or be on excursions off-site, again with vehicle movements that would be anticipated of a standard family home. Staff may access and leave the property individually outside of these times, but the people and vehicle movements are once again anticipated to be within the range expected of a standard residential property. In order to create a safe, welcoming, and stable residential environment for the children, the intention is to provide as close to a typical residential environment as possible, and this will be reflected in how the property operates.

Vehicle movements will be moderated by the parking provision at the property. The house will maintain the existing three external car parking, and at least one space within the garage will be retained. Minor internal alterations are proposed to use part of the 3-bay garage as a laundry and create separate children/ staff bathrooms on the first floor. No external structural or cladding changes are being proposed at the site.

Sustainable transport choices are available. Public transport for staff, children and visitors is also available in the immediate vicinity. The local bus network is accessible via bus stops around 250m to the east of the property, and cycle storage is available inside the garage. Footpaths at the top of the site and beyond are level and sufficient width to encourage alternative choices.

The property is an established residential property and the principle of this use will largely be retained in the proposed Change of Use. There are not regarded to be any overlooking issues with the site, and the garden has well-defined and secure boundaries. There is mature tree planting in and around the edges of the garden, which offers some screening to the external private amenity space, which will be retained for the use of residents. Existing bin storage and collection arrangements will be maintained, with the external bin store area for waste, recycling, and garden waste being retained.

Planning History

A search has been undertaken on Bury Council's online planning portal for any relevant planning history at the site. No formal discussion was carried out with the council. The identified planning history at the site included:

- Application Ref: 90/24492 – Single Storey Study Extension at Side – Approved 21/06/1990
- Application Ref: 21/25568 – Two Storey Garage Study And Bathroom Extension At Side – Approved 16/04/1991

In addition, a search has been undertaken to identify similar recent proposals in the Bury Council area. The following applications were identified:

- Application Ref: 67554 - Change of use from dwelling (Class C3) to residential institution (Class C2) for proposed children's care home (for up to 4 children with a minimum of 2 full time carers overnight, 1 sleeping, 3 full time carers during the day and living together as a single household) – Refused 31/01/22 (Appeal Dismissed 07/11/2022)
- Application Ref: 67586 - Change of use of existing residential dwelling (Class C3) to residential institution (Class C2) with associated internal and external alterations – Approved 29/06/2022



For application 67554, which was refused, the Officer's Report of Handling indicates that, although the use of the home was acceptable in principle, it was regarded that the location was "not ideal for a children's home". This was largely due to insufficient parking being provided at the site for the proposed servicing and staffing of the property, which had no on-site parking and was therefore fully dependent on on-street parking provision. The Report of Handling accepted that *"there is a vital need in the community for this type of use/accommodation for children/young people"*, but felt overall that the lack of parking would have a detrimental impact on the local area. It was also felt that there was insufficient private outdoor amenity space.

Application 67586, which was approved in June 2022, does not have the Officer's Report of Handling available for review. The conditions indicate that the property was to be used for residential respite care, rather than the care of children, however it is regarded that similar matters would have been of relevance in the determination of this application, including that there be sufficient car parking for staff and visitors, and the provision of outdoor amenity space.

A review of the two properties indicates clear differences between them that would make one a more suitable candidate for Class C2 use. The property subject to application 67554 (73 Brierley Street, Bury) is an end-terrace property with limited front and rear garden space. It has no driveway or garage and, as noted in the Report for the application, would depend entirely on on-street parking. Alternatively, the property subject to application 67586 (11 Highfield Road, Prestwich) is a fully detached property with on-site parking, and a garage for internal parking provision as well. The accompanying site plans indicate that at least three cars could be accommodated on the on-site parking provision comfortably. Furthermore, the property benefits from side and rear amenity garden space, fulfilling the requirement to have external private amenity space.

Applying these principles to the application property, it is regarded that the proposal site is suitable for a Change of Use to Class C2 use, due to the on-site parking provision (3 external spaces and 1 internal within the garage), and a large amount of private outdoor amenity space to the side and rear of the property.

Planning Policy Assessment

The site is within the jurisdiction of Bury Council. The relevant local plan for the area is comprised of:

- Bury Unitary Development Plan (UDP), adopted 29 August 1997; and
- Places for Everyone (PfE) Joint Development Plan Document, adopted 21 March 2024.

Some policies of the Bury Unitary Development Plan have been retained, whilst others have been replaced by later development plan documents, most recently the PfE Joint Development Plan. Within the Bury Unitary Development Plan the site is unallocated. The relevant and still-applicable policies have been assessed below.

Bury Unitary Development Plan Document (1997)

Policy CF3 (Social Services) states:

"The Council will, where appropriate, consider favourably proposals for the provision of new and the improvement of existing social services facilities for children, young people, elderly people, people with mental and/or physical handicaps and illnesses, and other groups with special needs."



The proposal complies with Policy CF3, given the Council's support for providing provision of new social care facilities. As discussed in the Planning History section above, the application property is regarded to be suitable and appropriate on account of its ample parking spaces and private amenity space for the resident children, both of which have been determined as key criteria in the acceptability of such proposals in the Bury Council area. The proposal will not rely on on-street parking, and the vehicle movements are generally considered to be commensurate with the residential use of a property anyway. This Change of Use will provide an appropriate social service care facility for children within the Greater Manchester Combined Authority, and the proposal is therefore considered to comply with this Policy.

Policy HT2/4 (Car Parking and New Development) states:

"The Council will require all applications for development to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards."

The parking provision at the site will maintain a minimum of three external car parking and one internal space within the garage. This will provide adequate parking for the care facility and is regarded to be appropriate and acceptable for the scale and nature of the development. The site will function largely as a typical residential property, with perhaps some slightly additional vehicle movements associated with visitors and staff, however all relevant vehicles visiting the site can be accommodated on-site in one of the spaces mentioned, and on-street parking will not be utilised.

Places for Everyone Joint Development Plan (2024)

Policy JP-H3 (Type, Size and Design of New Housing)

Policy JP-H3 promotes the diversification of housing types and the adaptation of existing dwellings to meet the specific needs of vulnerable groups. The proposed Change of Use of a property currently in use as a residential dwelling (Class C3) into a residential institution (Class C2) for children requiring care, directly supports this policy by addressing local demand for specialised housing and social care services.

Policy JP-P1 (Sustainable Places)

This policy promotes the creation of safe, inclusive, and connected environments that foster a high quality of life and make efficient use of resources. The proposed Change of Use complies with this policy by contributing to the sustainable provision of a needed care facility for children and supporting the community.

Policy JP-P5 (Educations, Skills and Knowledge)

This Policy is understood to have replaced Policy CF5 (Childcare Facilities) in the Bury UDP, though relates more to the development of new educational facilities. The policy supports the delivery of *"new and improved accessible facilities for all ages, such as early years, schools, further and higher education"*. It is regarded that the policy supports proposals such as this in principle as the proposed home will provide a stable residential environment for children in care, and allow them to access education, while having their day-to-day needs cared for.

Summary

This planning application is for the Change of Use from Residential (Class C3) to Residential Institution (Class C2) at 58 Sunny Bower Street, Tottington, Bury, BL8 3HL.



The proposal will allow the property to provide residential care for three children. At least two staff members will be on-site overnight, with an additional third member of staff present during the day. The care is being provided by the Greater Manchester Combined Authority. The property will continue to function similar to a Class C3 residential home in terms of individual and vehicle movements. The intention is to provide as close to a typical residential environment for the children as possible.

The proposal site has on-site parking provision for up to 4 vehicles, and a significant amount of external amenity space for the residents to utilise. Therefore, the application site is regarded to be appropriate and suitable for a development of this type, and it can be implemented with no negative impact on the nearby residential amenity.

The proposal has been assessed against the relevant policies of the Bury Unitary Development Plan (1997) and Places for Everyone Joint Development Plan Document (2024). The proposal will not have a negative impact on the residential amenity of the area given its similar use and complies with the relevant policies to provide a social care facility for children within the Tottington area.

I trust that the above and enclosed are acceptable, please do not hesitate to contact me at the details below if you require any further information

Yours faithfully,

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