



# PLANNING STATEMENT

67 Hunstanton Drive, Bury, BL8 1XH

Bright Light Care

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## Introduction

This statement is made in support of an application under section 192(1) of the Town and Country Planning Act 1990 (as amended) for a Certificate of Lawfulness of Proposed Use or Development ("CLOPUD") in respect of use of the Property known as 67 Hunstanton Drive, Bury, BL8 1XH.

Bright Light Care (BLC) will be delivering support and care for Children and young people who have been or are Looked After by Local Authorities.

## Description of Property

The use of the property is currently as a single dwelling house within Use Class C3.

It is a detached house with four first floor double bedrooms including two ensuite rooms and a separate family bathroom. The spacious ground floor includes a reception room, guest room and kitchen. The accommodation is shown in the accompanying plan, and briefly comprises the following rooms:

- a. Ground Floor Accommodation: External front porch, entrance hallway with staircase, spacious reception room, guest room and a large kitchen/dining room. There is an additional large patio to the rear accessible both from the reception room and the kitchen.
- b. First Floor Accommodation: Landing, leading to bedrooms 1, 2, 3, 4 and a family bathroom.
- c. Externally: Off road parking for 4 vehicles on front paved driveway. Additional parking in the enclosed rear of the property for 4/6 vehicles. Patio with back garden with further front and side garden.

## Location and Amenities

The property is located in a residential area of Bury, in close proximity to public transport benefitting from a bus stop directly outside the property leading to the town centre interchange. Bury Metrolink station is 1.8miles in the town centre. The property has close motorway access, and many local shops and schools are situated nearby. Burrs Country Park is within walking distance and Woodhill Road Park is on the doorstep.

## Relevant Planning History

Previous listed planning on council website are:

1. 45994 | RETROSPECTIVE APPLICATION FOR ERECTION OF BOUNDARY WALL - (2006)
2. 84/16425 | GARDEN FENCE AT SIDE - (1984)

## Proposed Use

A four-bedroom house that will be used as three-bedroom residential children's home with staff working on a rota basis with up to two staff and three children sleeping over to support the young people.

## Further Information

BLC's proposal is that the Property will be occupied by three young persons (aged between 7 – 17) together with up to two staff living-in, working in rotation to provide full time care on a rolling shift pattern.

Effectively, therefore, the property will be occupied as a single household with two adults and three young persons. Members of the household will take meals together and share domestic chores, shopping, social and leisure activities - akin to any normal family.

Each member of the household will have their own bedroom and will share all other domestic facilities within the property such as the bathroom, kitchen, lounge and garden.

Any visitors will be consistent with such a use and could easily make use of the existing large driveway.

## In support of CLOPUD

It is considered that the characteristics of the proposed use of the property by BLC as set out in the 'Further Information' section above falls within Use class C2, since the carers do not permanently reside at the property. However, we do not consider this a material change of use, since the two carers and young persons will still operate as if they were a single-family unit.

This is a view that has been accepted by other local planning authorities.

For the above reasons it is requested that a CLOPUD be granted for proposed use of the property as C2, as set out in this application.