

Planning Statement

Lawful Development Certificate for Proposed Use of Dwellinghouse (Use Class C3(a)) as Supported Residential Accommodation (Use Class C3(b))

31 Roch Crescent, Bury

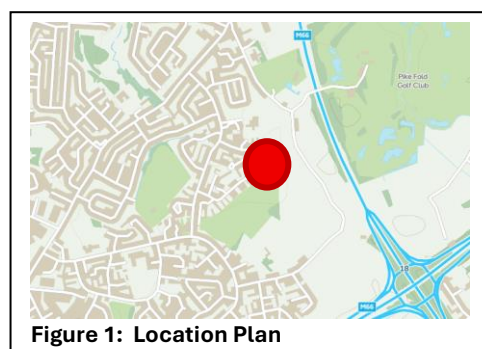
1.0 Introduction

- 1.1 This Planning Statement has been prepared to accompany an application for a Certificate of Lawful Development (CLOPUD) for the proposed use of a dwellinghouse (Use Class C3(a)) as supported residential accommodation (Use Class C3(b)) at 31 Roch Crescent, Bury.
- 1.2 The purpose of this statement to demonstrate a change of use of the property requiring planning permission will not occur.

2.0 Site Location & Proposed Operation

Site Location & Description

- 2.1 The proposals relate to an existing 4-bedroom semi-detached dwelling (Use Class C3(a)) located in the Whitefield area approximately 4.5km to the north of Bury Town Centre. The surrounding area is predominantly residential in character broadly characterised by two-storey detached properties set within modest plots.



- 2.2 There are also a range of retail and community facilities and areas of open space in the locality. In addition, there are bus stops located on Mersey Drive within easy walking distance of the site offering regular services to a range of local destinations.
- 2.3 The application proposals relate to a two-storey semi-detached property contained within a modest plot located to the western edge of Roch Close. The property benefits from an enclosed garden area to the rear with a driveway and small lawned area to the front. The property accommodates a kitchen, lounge, dining room, WC and utility room to the ground floor with four bedrooms and a bathroom to the first floor.

Proposed Operation

- 2.4 The current CLOPUD application relates to the use of the existing property as supported accommodation for three young adults. The property will accommodate a maximum of three adults supported by two members of staff at all times. The three largest bedrooms will be used by the residents with the fourth bedroom providing sleeping quarters for staff working on the overnight shift.
- 2.5 The accommodation will be operated by O2 Care Limited, who specialise in the provision of care for young adults across the Greater Manchester area. The home will accommodate three adults with learning difficulties, care leavers and individuals with mental health difficulties to support their transition to independent living providing a safe and supportive environment where individuals can develop essential life skills, gain independence and receive personalised care and assistance. The aim of the accommodation is for the occupants being supported to be empowered to gain skills for independent living or returning to their family home and they will therefore live together as a single household and be expected to cook meals, carry out household chores and share amenities supported by the on-site staff team as required, thereby enabling the young people to develop social and interpersonal skills and the necessary tools to support a transition to independent living.
- 2.6 The property will deliver a high standard of accommodation with good quality amenities, facilities and personal space for the occupants to create a '*feeling of home.*' The occupants will have individual support plans tailored to their needs and are provided with

help developing emotional and interpersonal skills needed in everyday life. The team of skilled and experienced staff aid with cooking, cleaning, shopping as well as self-care skills such as finance management, sexual health and managing drug and alcohol use. This enables the occupants to fulfil their potential in social, educational and other aspects of life and help break down the barriers often faced by such individuals.

- 2.7 There are no alterations required to the property beyond cosmetic improvements to facilitate the proposed use and the site provides an ideal location for such a use, lying within an established residential area close to the range of community, education and leisure facilities to be used by future residents.

3.0 Justification for Granting a CLOPUD

- 3.1 Section 57 of the Town and Country Planning Act (1990) provides that, in general, *'permission is required for the carrying out of any development on land.'* Section 55(1) of the Act confirms that *'development'* is defined as, *inter alia*, *'the making of any material change of use in any buildings or other land.'*
- 3.2 Section 55(2) provides that certain operations and land uses shall not involve development, including, *'in the case of buildings or other land which are used for a purpose of any class specified in an order made by the Secretary of State under this section, the use of buildings or other land...for any purpose of the same class.'*
- 3.3 The application property comprises of a dwellinghouse falling within Use Class C3 and Schedule 1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) confirms that Use Class C3 encompasses the following:

Use as a dwellinghouse (whether or not as a sole or main residence) by—

- a. a single person or by people to be regarded as forming a single household;*
- b. not more than six residents living together as a single household where care is provided for residents; or*
- c. not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).*

- 3.4 The current use of the property as a dwellinghouse falls under C3(a) and, as outlined above, the current proposals involve not more than six adults living together as a household with an element of care provided for the residents. The proposed use would therefore fall within Use Class C3(b) and it is noted that this position has been accepted by the LPA in granting a CLOPUD for a similar form of use at 16 King Street, Bury (LPA Ref. 70649).
- 3.5 On this basis, it is wholly evident that the proposed use of the property will remain within Use Class C3 and development requiring planning permission would not occur as defined by the Town and Country Planning Act (1990). We would therefore respectfully request that a CLOPUD to this effect is granted at the earliest convenience.