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SUPPORTING STATEMENT

Project: Proposed use of the C3 dwelling to provide residential care accommodation (Use Class C2) for 2 young people

Address: 109 Windsor Road,
Manchester M25 0DF

WINDSOR ROAD

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for 2 young people 109 Windsor Road, Manchester M25 0DF

Introduction

109 Windsor Road is a residential property situated in a residential area of Prestwich, Bury, Lancashire, England. Windsor Road is characterised by its suburban environment, comprising a variety of housing types including detached and semi-detached dwellings. The site is not located within the Green Belt, is not a listed building, does not fall within a Conservation Area, and is not subject to an Article 4 Direction.



Front of the property driveway



Rear of the property with driveway/garage

Proposal

The application proposes a change of use of the property to a children's home, providing accommodation for up to two children. This represents a change from a dwellinghouse (Use Class C3(a)) to a residential institution (Use Class C2), with no material alterations to the building proposed.

During their stay, the children would be supported by staff members, with a maximum of two staff on duty at any one time. The property would be occupied by one or two full-time residents. The

proposal would also generate employment opportunities, with staff appointed to ensure the care and support of the residents.

Application

The application proposes a change of use of the building to a Use Class C2 residential care facility. The proposed use would provide accommodation for up to two children requiring care or support, with staff employed to deliver appropriate supervision and assistance.

The Local Authority has a responsibility to ensure that new development delivers a range of accommodation types that respond to identified local needs, including supporting provision on suitable sites for specific groups such as older persons and other vulnerable members of the community.

Paragraph 93 of the NPPF states that planning decisions should take an integrated approach to the location of housing, economic uses, and community facilities and services. Although the proposed development does not fall within the ordinary residential use of Class C3 of the Use Classes Order 1987 (as amended), it would provide a residential use with clear social benefits. Specifically, it would deliver supported living accommodation, contributing to an essential residential function in a highly sustainable location, close to local amenities, public transport, and within walking distance of retail and leisure facilities.

Accordingly, the proposal is considered to play a key role in supporting the development of an inclusive community, promoting an integrated approach to the provision of housing, community facilities, and services.

Residential Amenity

Paragraph 130 of the National Planning Policy Framework advises that planning decisions should create places that ensure a high standard of living environment for both existing and future occupants.

Given that the proposals relate solely to a change of use of the building, considerations of the residential environment focus on potential impacts on privacy, the designation of rooms as habitable, and any noise or disturbance arising from the comings and goings associated with the proposed use. In this context, the proposed use exhibits similar characteristics to a Class C3 dwelling, with two bedrooms permanently occupied as the long-term residence of individual occupant

With regard to noise and disturbance, the proposed use is likely to result in fewer occupants than the existing lawful use—potentially only one rather than two—meaning that the overall intensity of activity on site would be comparable to, or less than, the current situation. Moreover, as the use remains residential in nature, it is not anticipated to generate levels of activity that would unreasonably affect the amenity of neighbouring properties through noise or disturbance.

Overall, it is considered that the proposed development would not adversely affect the amenity of neighbouring occupiers and would comply with the objectives of the National Planning Policy Framework.

Highways

The proposed development is located in a highly sustainable area, within close proximity to local services and amenities. While it is acknowledged that the site would receive visits from support workers, these would be pre-arranged by appointment and would not occur more frequently than visits to a typical family home. The comings and goings of staff would be consistent with the normal patterns of travel associated with residents of standard dwellings.

Additionally, the proposed use would remain predominantly residential and, within this context, is not considered to generate activity of such intensity that it would unreasonably affect the amenity of neighbouring occupiers through noise or disturbance. Adequate parking is available on site for support workers, with the driveway capable of accommodating up to three vehicles.

Accordingly, it is considered that the proposed development would not have a significant impact on highway or public safety and would comply with the requirements of Policy T1 of the adopted Core Strategy.

Conclusion

It is considered that the proposed development would not result in a material change of use. Overall, the benefits of the proposal are considered to outweigh any potential harm. Accordingly, it is respectfully requested that the application for a Lawful Development Certificate be approved.