

DELEGATED REPORT

Report by Helen Pressley	Date of report: 04/08/2026	Ref: 73136/FUL
Registration: 11/06/2026	LDfC: 31/07/2026	Expiry Date: 06/08/2026
Site Visit: 18/06/2026	Site Notice: 18/06/2026	Press Date: N/A
Objections: 0	Con Area:	Adv Type: PI
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: COUS

Proposal: Change of use from dwellinghouse (Class C3(a)) to children's residential care home (Class C2) including the retention of the rear boundary fencing.

Location: 10 Bury New Road, Whitefield, Manchester, M45 7FJ

Description

The application relates to a 2/3no. bed semi-detached dwelling located on Bury New Road. The site has a small garden area to the front, with private amenity space located to the rear. Off street parking is located within the rear garden and is accessed from Hardman's Road.

Planning permission is sought for the change of use from dwellinghouse (Class C3(a)) to children's residential care home (Class C2). The proposal seeks 1:1 care for 2no. children. Pedestrian access to the site is proposed from Bury New Road, with vehicular access proposed from Hardman's Road. The proposal also seeks retention of a fence along the rear boundary that reaches a height of 2.65 metres.

Relevant Planning History

None

Publicity

Letters sent to neighbouring properties 12/06/2026
Site notice posted 18/06/2026

Amended neighbour letters sent 24/07/2026.

No representations received.

Statutory/Non-Statutory Consultations

Traffic Section - Conditions requested in relation to refuse and cycle storage, and the materials for the parking area.

Children's Commissioning Team - No response

Environmental Health - Pollution Control - No comment

Waste Management - No response

Greater Manchester Police - designforsecurity - No response

Pre-start Conditions - Applicant/Agent [Not relevant/has/has not] agreed with pre-start conditions

Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
CF3	Social Services
CF1/1	Location of New Community Facilities
H4/2	Special Needs Housing
EN1/2	Townscape and Built Design
EN7/2	Noise Pollution
EN7/3	Water Pollution
EN7/5	Waste Water Management
HT2/4	Car Parking and New Development
H3/1	Assessing Non-Conforming Uses
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-P1	Sustainable Places
JP-S5	Clean Air
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
NPPF	National Planning Policy Framework
SPD13	Conversion of Buildings to Houses in Multiple Occupation
SPD11	Parking Standards in Bury
SPD6	Supplementary Planning Document 6: Alterations & Extensions

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their

comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Principle (Use)

The NPPF advocates the objectives to achieve sustainable development, one such objective is to support strong, vibrant and healthy communities by fostering well-designed and safe built environments with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

Chapter 8 - Promoting healthy and safe communities, states that policies and decisions should aim to achieve healthy, inclusive and safe places which, amongst things, promote social interaction, are safe and accessible and enable and support healthy lifestyles. Account should also be taken to support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

Policy CF1/1 states that proposals for new and improved community facilities will be considered with regard to the following factors:

- impact on residential amenity and the local environment;
- traffic generation and car parking provision;
- the scale and size of the development;
- where applicable, access to shops and other services;
- if the use is intended to serve a local community, or catchment area, the suitability of the chosen location in relation to that community or catchment area;
- accessibility by public and private transport;
- the needs and requirements of the disabled.

This is supported by Policy CF3 - Social Services, which states that 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.

Policy H3/1 states that the Council will assess proposals for the development of non-confirming uses in primarily residential areas and will not permit proposals considered to be incompatible. Factors which will be taken into account when assessing such proposals will include noise, vibration, smell, fumes, smoke, soot, ash, grit, dust, visual intrusion, traffic generation and parking arrangements, and hours of operation.

Policy H4/2 states that the Council will encourage the provision of special needs housing.

Proposals will be assessed with regard to the following factors:

sites should be conveniently located for local shops, public transport and community facilities;

- the location of health care facilities;
- the gradient of the site;
- the gradient between the site and the public transport network;
- the necessary car parking and amenity space (including gardens) should be provided;
- the development should be of a high standard in terms of design, layout and landscaping so that a satisfactory environment is achieved.

The Places for Everyone Joint Development Plan confirms within their vision for Greater Manchester that they seek to "A place where all children are given the best start in life and young people grow up inspired to exceed expectations."

Policy JP-H3 states development across the plan area should seek to incorporate a range of dwelling types and sizes including for self build and community led building projects to meet local needs and deliver more inclusive neighbourhoods. Where appropriate, this should include incorporating specialist housing for older households and vulnerable people. supports specialist housing for older households and vulnerable people.

This is further supported by PfE Policy JP-P1 that states that all development, where appropriate should be socially inclusive:

- A. Responding to the needs of all parts of society;
- B. Enabling everyone to participate equally and independently;
- C. Providing opportunities for social contact and support; and
- D. Promoting a sense of community.

The proposal relates to a semi-detached 2-3 no. bedroom dwelling located within a well-established residential area. The application proposes to provide living accommodation for children in a setting that would be as close to a family environment as practicable. The property would not be required to be extended and permanent residents (i.e. the children) and 2no. full time staff would occupy the dwelling. The staff would sleep at the property over night in a manner broadly akin to occupation by a family.

In addition to the two full-time staff members, there would also be additional staffing support including senior managers and three unqualified staff members. An example rota has been submitted to show how the staffing and handovers would be managed with a registered manager on site Monday - Friday 9:30 - 17:00. Hand over would take place between 8:00 and 8:30 daily, prior to the arrival of the duty manager arriving on site. The example rota also details potential additional visits by a director, LAC nurse and social workers. Working hours for full-time staff would follow a 24-hour shift pattern, comprising two consecutive working days followed by four days off. During their shifts, staff members would reside within the property to ensure continuous care provision.

The applicant has confirmed that on a typical day there would be no more than 2/3 staff on site at any one time. Ultimately, the staffing needs would depend on the Children placed and their needs. For example, if we have one child on a 1-1 basis we would have one senior/full time, an additional unqualified member of staff and the manager on site during the working day. If there are two 1:1 children residing at the property there may be a need to increase staff. It is this potential staffing need that leads to the proposal requiring planning permission. This management plan confirms that the 1:1 staffing model enables consistent supervision, relationship-based care, and the ability to respond effectively to the children's emotional and behavioural needs.

The Management Plan submitted confirms that the children will be between the ages of 8 and 17, and that the home would be managed by a registered manager and Responsible Individual with Ofsted experience. The manager role would be to ensure that care is

delivered in line with the children's individual needs, placement plans, and risk assessments. They would also be responsible for staff supervision, safeguarding oversight, quality assurance, and maintaining compliance with Ofsted requirements.

Given the above, the proposed use would provide a valuable facility for more vulnerable members of society that would be compliant with the above policies and the principles of the NPPF. The proposed development would be acceptable in principle and would be in accordance with Policies CF1/1, CF3 and H3/1 and H4/2 of the Bury Unitary Development Plan and Policy JP-H3 of the Places for Everyone Joint Development Plan and the NPPF.

Layout and Design

In addition to the policies set out above UDP Policy EN1/2 - Townscape and Built Design seeks to protect the character and townscape of the boroughs towns. PfE Policy JP-P1 Sustainable Places aims to promote a series of beautiful, healthy and varied places.

The proposal does not seek any amendments to the main dwelling.

The former garage to the rear of the property (accessed from Hardman's road) has been demolished and new fencing constructed along the rear boundary of the site. Ivy covered fencing is located adjacent to this fencing with a gate that appears to lead to the rear of no. 12 Bury New Road. Boundary fencing of this style and height are not uncommon boundary treatments for rear boundaries of residential dwellings within the locality and as such no objections are raised to the installation of a fence.

An area of amenity space is retained to the rear of the property in addition to in curtilage parking, bin storage and an outbuilding that can be utilised for cycle storage.

Given the above, the building would continue to have the character and appearance of a passive suburban dwelling and there would be no detrimental impact on the street scene or residential character of the locality.

Given the above, it is considered the proposed development would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan and Policy JP-P1 of the Places for Everyone Joint Development Plan.

Amenity

In addition to UDP Policies H2/4 and H3/1, UDP Policy EN7/2 seeks to restrict development that would lead to an unacceptable noise nuisance to nearby occupiers and/or amenity users.

Internally, the existing first floor bedrooms 1 and 2 would be retained as bedrooms for the children. The existing first floor bathroom would be retained and the existing third bedroom/storage room would be utilised as a second staff bedroom. At ground floor the existing living/kitchen area would be retained at the rear of the property with the existing lounge converted to a staff bedroom/office. A ground floor toilet would also be retained.

The proposed internal layout would therefore retain habitable room uses, within rooms that are currently utilised as habitable rooms

Given such circumstances it is not considered that the proposed change of use of the dwelling would have a significantly greater impact upon the neighbouring properties in terms of noise and disturbance than the existing property. As such, it is considered that the proposal would not conflict with the character of the area or have an adverse impact on the amenity of local residents. Therefore, the proposed development would be in accordance with Policies H2/4, H3/1 and EN7/2 of the Bury Unitary Development Plan.

Highways issues

Policy EN1/2 requires the consideration of the design and appearance of access, parking

and service provision. PfE Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

Policy JP-C8 requires new development to be located and designed to enable and encourage walking, cycling and public transport use and to reduce the negative effects of car dependency.

There was a previous access to the rear of the site that lead to a garage which has now been removed. This was served by a dropped kerb. The access to the site has therefore not significantly altered but does now allow for cars to be parked off street within the curtilage of the dwelling.

Parking

PfE Policy JP-C8 and UDP Policy HT2/4 requires all applications for development to make adequate provision for their car parking and servicing requirements. Supplementary Planning Document (SPD) 11 provides parking standards for developments.

The site is located within Zone 4 as defined by SPD 11. SPD11 states that C2 uses within this zone should provide 1 space per 2 staff and one space per 4 beds. This would equate to roughly 2no. spaces which have been shown on the proposed site plan. The parking area however would be accessed via an area of bark chippings. As this surfacing would not be acceptable due to potential transfer to the adopted highway a condition has been requested for a scheme of surfacing for this parking area.

On street parking within the vicinity of the site is unrestricted and on street parking requirements would be limited to visitors or deliveries which would also likely be accommodated on street for the existing C3 use.

Carbon and Energy

PfE Policy sets out the steps required to achieve net zero carbon emissions.

No building works are proposed in order to facilitate the change of use.

Digital Connectivity

PfE Policy JP-C2 requires development to have full fibre to premises connections unless infeasible or unviable, with multiple-ducting. The policy supports the provision of free, secure, high-speed public wi-fi connections, particularly in the most frequented areas.

Fibre is available in the locality if required.

Biodiversity Net Gain

While every grant of planning permission in England is deemed to have been granted subject to the biodiversity gain condition, commencement and transitional arrangements, as well as exemptions, mean that certain permissions are not subject to biodiversity net gain.

The proposed change of use would occupy an existing building and therefore the de-minimis exemption applies.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the

National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered No: HAD4020-01a, HAD4020-02, HAD4020-03, HAD4020-04, HAD4020-05, Location Plan Planning Portal Reference: PP-14871585v1 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
- 3 The premises to which this approval relates shall be used for residential care only to a maximum of 2no. children/young persons and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).
Reason. To ensure the intensification and scale of uses in the property does not extend beyond acceptable levels which could cause impact to residential amenity and highway safety in respect of the associated parking, access and servicing requirements or general activity and disturbance pursuant to policies EN1/2 - Townscape and Built Design, CF3 - Social Services, H4/2 - Special Needs Housing, HT2/4 - Car Parking and New Development, JP-P1 - Sustainable Places, JP-C5 Streets for All, JP-C6 -Walking and Cycling and JP-C8 - Transport Requirements of New Development.
- 4 Notwithstanding the details shown on the approved plans HAD4020-01a and HAD4020-05 refuse storage and covered cycle storage shall be provided, within the curtilage of the site and without impeding on the operation of the proposed sliding gate. This storage shall be made available prior to the use hereby approved being brought into use and thereafter maintained at all times.
Reason. To ensure adequate off street refuse and cycle parking provision in the interests of road safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development, HT2/4 - Car Parking and New Development and Supplementary Planning Document 11: Parking Standards in Bury.
- 5 Notwithstanding the details shown on approved plans HAD4020-01a and HAD4020-05 a scheme for the materials to be used within the proposed parking areas shall be submitted to and approved in writing by the Local Planning Authority prior to the use hereby approved being brought into use. The scheme should include details of hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway. The approved details shall be implemented prior to occupation of the building.
Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development, JP-C5 - Streets for All and JP-C6 - Walking and Cycling

DELEGATED REPORT

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP 04/08/2026		HL 04/08/2026	