

PLANNING, DESIGN AND ACCESS STATEMENT

PROPOSAL: CHANGE OF USE FROM A 9 BEDROOM HMO (SUI GENERIS) TO C2 CHILDREN'S CARE HOME FOR FIVE CHILDREN UNDER THE AGE OF 18

Address: 240 Walmersley Road, Bury, BL9 6NH

The Property

The property is situated on Walmersley Rd, Bury, close to local shops and amenities. The open spaces of Clarence Park are within easy reach. Transport links are provided by both Bury interchange rail station and Bury rail station.

Description of proposal

The building is a detached 6-bedroom house which has been given planning permission to be changed to a 9-bedroom HMO: Application Number: 69699. The property is presently undergoing conversion to the HMO. However, a new owner has decided to change the use to a C2 children care home.

The property has been in derelict situation for many years and draws in all types of nefarious activities. The applicant is willing to fix it and give it new life for the betterment of the surrounding community.

This application is for permission for a change of use from a 9-bedroom HMO (sui generis) to C2 children's care home for the care of five young persons under the age of 18 years old, with 24-hour care provided by five carers operating on a shift basis and supported by a part time manager.

The property benefits from five large sized bedrooms for single occupancy, open plan communal kitchen, dining, living area, bathrooms, separate w/c, and enclosed rear garden. Please refer to the Architectural drawings submitted with this application.

The Single Occupancy Bedroom sizes are as shown below.

Bedroom 1 - 20.91m²

Bedroom 2 - 27.10m²

Bedroom 3 - 18.51m²

Bedroom 4 - 21.73m²

Bedroom 5 - 13.37m²

This statement should be read in conjunction with the submitted plans and application form.

Demand

Discussions and research were done around the Bury Metropolitan Borough Council, and it has been confirmed that there is a shortage of children care homes within the borough area. There is also discussions with several care providers who would operate the property, and we are in the process of agreeing terms.

Car parking provision

There are currently 8 parking spaces to the rear of the property, and these will be retained. An enclosed cycle storage is also provided.

Client and Staff Numbers

Visitors to the property will be limited to friends and family and are likely to be with the hours of 8am - 8pm. The care team will be designed around the needs of the children and staffing will be provided on a 24/7 basis. A minimum of 3 member of staff will typically be on site throughout the evening / night, with 6 members of staff present throughout the day. Periodically there may be visits from health professionals, but these tend to be short and very rare.

Assessment

As a matter of fact, and degree, the proposed change from the 9-Bedroom HMO to a C2 children's home for five children, five staff and a manager, although a material change, would not differ significantly from the existing use and there would be no significant difference in character from the existing use of the property.

The proposal will involve five young people being looked after by five carers, drawn from a small pool of staff assigned to the dwelling, operating on a shift basis and supported by a manager. There will be no more than five carers, plus the manager, at the property at any one time. A normal shift pattern for the carers would be 8am to 8pm and 8pm to 8am. The carers would be directly responsible for the care and welfare of the young persons, supporting them in their daily routine. Any additional visits, such as by a social worker or other professionals, would take place during normal working hours and are likely to be monthly not daily and would not lead to more activity than a single household with visiting friends and family.

The staff will be from a small pool and so they would be familiar faces. The relationship between the staff and the children will be different to a parent/child relationship, however the carers would cook, clean, ferry the child around and care for them, such that the difference would not be suitably noticeable or materially different from the existing HMO pattern of activity at the property.

There may be more carers present during shift change overs, but this will only be for a very limited time.

No physical changes are proposed to the property.

On this basis, it is considered that the proposed change of from 9-Bedroom HMO to a C2 children's home is acceptable.

Layout

The internal floor layout shall be minimally changed to suit the C2 use. The new floor layout is as shown in the attached proposed designs (refer to attached drawings).

Materials

No materials to be used externally. The materials to be used internally, shall match the existing building's materials.

Effect on, and appearance of the property

The proposals seek to enhance the building by bringing it back in use and removing a draw for criminal activities. The existing building features including materials, colour, and appearance will be maintained at all times. All work will be undertaken to a high standard with attention to detail and with the aim to ensure original features are maintained and enhanced.

Access

All external access shall remain the same and unchanged.

Flood risk

This property is located in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.

Landscaping

No landscaping is required.