

19 April 2024

Supporting Statement

Proposed Change of use

(Residential Dwelling Class C3(a), to a Residential Institution Class C2)

7 Woodhill Vale, Bury

BL8 1AH



1.0

Introduction

7 Woodhill Vale is a detached 3-bedroom residential property located within a residential area in the Tottington ward of Bury, Lancashire, England. It's situated to the northeast of Bury town centre and is part of the larger Bury metropolitan area. As with much of Bury, Woodhill Vale is likely characterised by its suburban setting with a mix of housing types, including detached, semi-detached, and terraced houses. The application site does not lie within the Green Belt, is not listed, does not lie within a Conservation Area, and does not have an Article 4 direction imposed upon it.

2.0

Proposal

The application seeks to change the use of the building to a children's home, and the use would provide accommodation for up to two children. This is a change of use from Residential property (Use Class C3(a)) to a residential institution (Use Class C2) with no

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external changes proposed. Over the duration of the stay, children will be supported by staff members, with maximum two staff members in the house at any one time.

One full time resident would occupy the property. The development would create a number of staffing opportunities, with staff employed to ensure the care and support of the resident/s.

3.0 Relevant Site History

As per the Council's planning pages, there are currently no planning applications available for this property on the planning website.

4.0 Analysis

The main issues to consider are:

1. Whether the principle of the development is acceptable.
2. The impact on residential amenity.
3. Highway safety.

4.1 Principle

The application seeks to change the use of the building to a C2 residential care facility. This use would provide accommodation for up to two children in need of support or care, with staff employed to provide that care.

The Local Authority has an obligation to ensure that new development provides housing types that take account of local needs and support the provision of housing on appropriate sites to meet the needs of specific groups including older people and other vulnerable groups.

Paragraph 93 of the NPPF sets out that planning decisions should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Whilst the development would not comprise an ordinary residential use under Class C3 of the Use Classes Order 1987 (as amended), the proposals would provide a residential use with clear social benefits in respect of the provision of supported living accommodation which would assist in the provision of an essential residential use at a highly sustainable location close to local amenities, public transport and within walking distance of retail and leisure facilities. Accordingly, it is considered that the proposal would play an important role in facilitating the development of an inclusive community comprising an integrated approach to the location of housing, community facilities and services in accordance with the provisions of the NPPF.

4.2 Residential Amenity

Paragraph 130 of the National Planning Policy Framework advises that planning decisions should result in places with a high standard of amenity for existing and future users.

Given the proposals relate to a change of use class of the building only, the considerations in respect of amenity relate to the impact of the development on privacy, where rooms would become 'habitable' and through noise and disturbance by virtue of the amounts and comings and goings which would be associated with the proposed use. In assessing this application, the proposed use presents similar characteristics to a C3 Use Class in that one bedroom would be permanently occupied as the sole residence of an individual, albeit on a short term basis.

In respect of the noise and disturbance generated, whilst the proposals would likely result in a fewer number of occupants than the lawful use, and the intensification of use at the site can be considered to be equal to, or less.

Furthermore, the proposed use would be predominantly residential, and is not considered to be of such intensity that it would unduly threaten the amenity of surrounding occupiers by way of noise and disturbance.

In light of the above, it is considered that the proposals would not unduly impact the amenity of surrounding occupiers and the proposals would accord with the requirements of the National Planning Policy Framework.

4.3 Highways

The proposal would be situated in a highly sustainable location that is well located close to services and amenities. It is acknowledged that the site would receive visits from support workers, however this care will be provided in shifts by teams of two providing 3x24hr care. With movements of workers to and from the site not being out of keeping of movements of workers from typical dwellinghouses to and from work elsewhere and support staff visiting dwellinghouses. Additionally, the proposed use would be predominantly residential, and within this residential context, is not considered to be of such intensity that it would unduly threaten the amenity of surrounding occupiers by way of noise and disturbance. It is noted that parking for use by the support workers is available in front of the property.

As such, it is considered the proposals would not have a noticeable impact on highway or public safety and the proposals would accord with the requirements of Policy T1 of the adopted Core Strategy.

5.0 Conclusion

it is considered that the proposal would meet with the objectives of the Core Strategy and would play an important role in facilitating the development of an inclusive community comprising an integrated approach to the location of housing, community facilities and services in accordance with the provisions of the NPPF.

Altogether, it is considered that the benefits of the development outweigh any harm caused. As such, it is respectfully requested that the application is approved.

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