

**Planning Statement for change of use from a
residential dwelling (Use Class C3) to a Children's
Home (Use Class C2) at 21 Buckingham Avenue
Whitefield M45 6DJ.**



Site Location:	21 Buckingham Avenue Whitefield M45 6DJ
Date:	6 February 2026
Planning Authority:	Bury Metropolitan Borough Council

1. Introduction

Homz has been instructed to prepare and submit planning application for a change of use from use class C3 to use class C2 for a childrens home at 21 Buckingham Avenue, Whitefield M45 6DJ. The property is not subject to any formal planning designations.

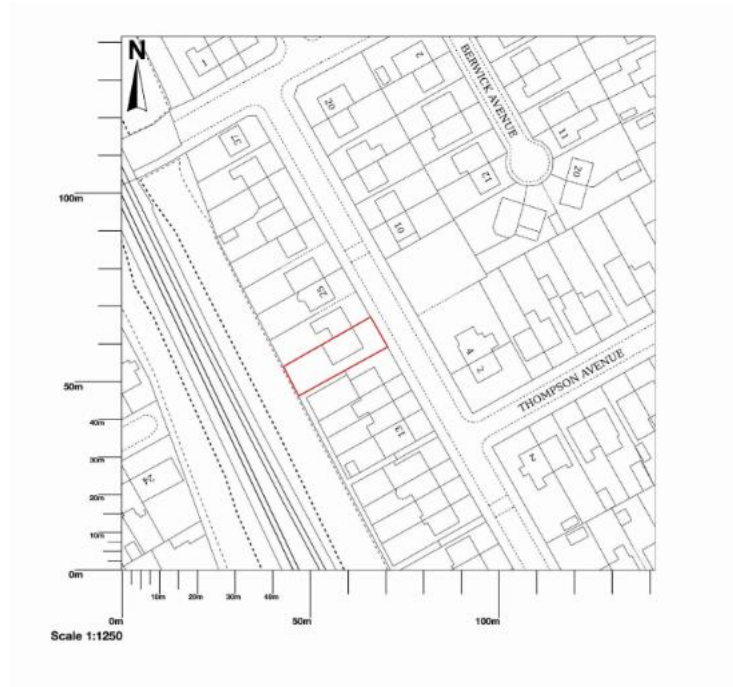
The intention of the childrens home is to provide a small-scale, high-quality home for children who are unable to live with their families, offering a stable, supportive living environment within a residential setting.

The statement outlines the site, the description of development, the planning history, relevant planning policy considerations, and material planning considerations.

2. Site and Context Analysis

2.1 Location and surroundings

The application site is outlined in a red line boundary, the extent of the site is 241.51m² in extent. It comprises a single residential plot situated on the eastern side of a linear street running north–south. The site forms part of an established suburban residential neighbourhood characterised predominantly by detached and semi-detached dwellings arranged in regular plots. To the west of the site, beyond the rear boundary, lie railway lines, shown on the plan with parallel solid and dotted lines, running in a north–south direction. The property backs onto this corridor but is separated by typical garden boundaries. To the north and south, the site is flanked by neighbouring residential properties of comparable scale and form, consistent with the built pattern along this stretch of the street. To the east, the wider residential area extends towards Thompson Avenue and Berwick Avenue, which are shown on the plan as adjoining streets forming part of the surrounding housing estate. Refer to drawing below for the site location:



2.2 Existing built form

The existing house is shown shaded in dark grey, indicating the main built form positioned towards the centre of the plot. A front garden/parking area is shown between the dwelling and the street boundary. To the rear, there is a private amenity garden extending toward the railway corridor, with a section shown as hatched, representing a defined garden area, boundary treatment. Refer to drawing below for existing block plan:



2.3 Background to the establishment of the home

The proposed children's home will accommodate up to two children with a 2:1 staffing ratio, supported by a rotating 2-on/4-off shift pattern and a full-time Registered Manager. It will provide care for low- to medium-risk children and is registered with Ofsted as an EBD provider. Professional visits, including statutory social worker checks and annual Ofsted inspections, will be pre-scheduled and kept to a minimum on site, with most meetings, education, and therapeutic work conducted off-site or via Teams. Children will be supported to attend mainstream education, with tutoring or virtual learning offered if needed. The home uses the PACE model with additional support from an in-house Therapeutic Support Psychologist. The property will be staffed 24/7, with clear safeguarding, structured curfews, and controlled access measures such as secure entry systems and window restrictors, though no CCTV will be used. Family contact may occur on site initially but generally takes place off-site. Local residents will have access to a dedicated phone number, email, and complaints process, and the home aims to maintain positive community relations. The service works with local agencies and voluntary organisations and has engaged Social Services, who confirm a local and national need for specialised small-scale and solo placements.

3. Description of development

Change of use from a dwellinghouse (Use Class C3) to a Children's Home (Use Class C2) for up to 2-4 children, with maximum 2 children at anytime, with no external alterations to the building.

The proposal seeks permission to change the use of the existing two-storey residential property to a small-scale children's home providing 24-hour care within a domestic environment. The submitted drawings confirm that no external building works are proposed.

The existing and proposed elevation plans for the east, south and west sides of the property demonstrate that the external appearance, roof form, window openings, and materials will remain unchanged. Likewise, the A-A section drawing shows that the internal structural layout and building envelope are retained as existing, with only internal room uses altered to suit the operational needs of a children's home.

All activity associated with the proposed use will occur within the existing building and curtilage, and the proposal does not involve any enlargement, extensions, or changes to the façade, fenestration, or roofline.

4. Planning History

A review of the Council's planning portal has revealed no planning history associated with the application site.

5. Planning Policy

5.1 National Planning Policy Framework (NPPF)

National Planning Policy Framework (NPPF – Revised February 2025)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and emphasises delivering sustainable, inclusive communities. The most recent update was published 7 February 2025, following reforms introduced in December 2024.

Supporting Sustainable Communities

The NPPF requires local planning authorities to promote healthy, inclusive, and safe places and to support mixed communities with access to essential services. Children's homes fall within this remit as they provide accommodation and care for vulnerable individuals in an environment integrated into existing residential areas.

Meeting Identified Social Needs

NPPF Chapter 8 encourages planning decisions that support strong, vibrant, and healthy communities, including the creation of social facilities and services that meet local needs.

Efficient Use of Land and Existing Housing Stock

The NPPF supports making effective use of existing buildings and sites (Chapter 12). Re-using an existing dwelling for a children's home aligns with national objectives to optimise land and reduce pressure on new build development.

Design and Amenity

As the proposal involves no external alterations, it complies with NPPF guidance on good design and maintaining local character (Chapter 12). Retaining the existing building envelope ensures that the visual impact, streetscape character, and amenity of neighbouring residents remain unchanged.

2. Local Development Plan (Bury Council)

Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise (Planning and Compulsory Purchase Act). Bury's policy framework consists of:

- Places for Everyone (PfE) – adopted 21 March 2024

- Emerging Bury Local Plan (to 2043) – draft consultation held in 2025.
- Saved policies from the existing Unitary Development Plan (where still relevant)

Although the new Local Plan is not yet adopted, it provides an important direction of travel toward detailed local planning policies.

Residential Institutions (C2 Use)

Children’s homes fall under Use Class C2 – Residential Institutions, defined as “accommodation and care for people in need of care”, including children.

A material change from C3 (dwellinghouse) to C2 requires planning permission due to the differing operational characteristics.

Amenity Policy Considerations

Bury’s local policies require development to protect the amenity of neighbouring residents. A C2 use operates similarly to a family home, particularly at the smaller scale proposed. Staffing levels, parking, and comings and goings are unlikely to exceed those typical of a larger household.

Highways and Parking

Local policies require developments to demonstrate appropriate access and parking provision. A children’s home of this scale typically results in a modest number of vehicle movements (mainly staff shift changes). The existing frontage accommodates off-street parking, meeting typical requirements.

Social Infrastructure and Community Need

Local and national policy frameworks encourage the provision of specialist accommodation to meet community needs, including vulnerable children requiring supported residential care. The use promotes social inclusion and supports essential local authority safeguarding functions.

6. Material Planning Considerations

The planning assessment will make the following considerations as outlined below, which is considered material to the proposal.

- Principle of development
- Layout and design
- Residential Amenity
- Access, parking and transport
- Planning Balance

6.1 Principle of Development

The proposal for the change of use from C3 use to a C2 children's home, is aligned with the provisions contained within the National Planning Policy Framework (NPPF). Which strongly supports reusing existing buildings, delivering social care infrastructure, and creating inclusive communities. Local policy (PfE 2024 and the emerging Bury Local Plan) supports sustainable development and provision of essential community facilities.

Local plan Policy CF1/1, community Facilities, the proposal is considered to align strongly with Policy CF1/1, as the development represents the introduction of a small-scale community-based care facility within an established residential area. Policy CF3 supports proposals that provide new or improved social services facilities for children and those with special needs. The development delivers exactly this, a regulated, supportive residential setting for children who require care, stability, and professional assistance. By providing high-quality accommodation without expanding the building footprint, the proposal meets the Council's objective to support new social care provision. Policy H3/1 allows non-residential uses in residential areas where they are compatible with the surrounding environment.

The proposed children's home is domestic in appearance and operation, noise, disturbance and activity. Expected activity levels are similar to those of a family household and controlled through staff supervision and Ofsted regulation. Traffic movements are modest and manageable within the existing parking provision. No external changes are proposed, meaning the property retains its residential character. As a residential use, the operation is continuous but inherently low-intensity. The proposal therefore meets the criteria of Policy H3/1 by ensuring no adverse effects on neighbour amenity or the character of the area.

Policy H4/2 encourages housing for those with special needs and requires consideration of several criteria. The site is in a sustainable location. The property retains a private rear garden suitable for outdoor space and recreation. No external alterations are proposed, and the existing domestic design remains appropriate, providing a safe and homely environment. The development therefore aligns closely with the policy's expectations for special needs accommodation.

The proposal meets the definition and intent of Use Class C2, which is specifically designed for care settings including children's homes. The scale and operation remain domestic in character, entirely appropriate within a residential neighbourhood. The proposed change of use to a Children's Home (C2) is demonstrably compliant with the relevant local policies. As it, provides an essential community and social care function, maintains residential character

and amenity, generates minimal environmental or transport impacts and enhances local social service provision in accordance with policy objectives. The development therefore represents a policy-compliant and appropriate use within this residential setting.

Overall, the development represents a policy-compliant, sustainable, and socially important use that supports the Council's and Government's objectives for community wellbeing.

6.2 Layout and Design

UDP Policy EN1/2 seeks to protect and enhance the character, appearance and townscape quality of the borough's residential areas. The policy emphasises the importance of ensuring that new development, whether physical works or changes in use, does not erode the established suburban character of surrounding streets.

The proposed change of use to a Children's Home does not require any external alterations to the dwelling. The existing form, scale, roof profile, and materials of the property will remain unaltered. The building will therefore continue to read as a standard suburban family dwelling, preserving the architectural rhythm and established character of the street.

This ensures that the proposal results in no adverse townscape impact, fully complying with the intention of Policy EN1/2.

PfE Policy JP-P1 aims to promote beautiful, healthy and varied places that support sustainable and inclusive communities. The policy encourages developments that maintain high-quality environments, safeguard local character, and contribute positively to the sense of place.

The proposal maintains the existing residential appearance of the dwelling, preserving the suburban character of Buckingham Avenue. A bike store can be proposed in the rear garden, positioned discreetly and out of public view, if council is minded imposing such a condition as a result of a planning decision. By encouraging active travel through secure cycle storage, the proposal supports the sustainability aims within JP-P1. The overall layout remains low-impact and integrates seamlessly into the surrounding environment.

The absence of external physical alterations, combined with the retention of all existing design features, means the property will continue to present as a passive suburban dwelling. There is no detrimental effect on the street scene. The proposal maintains the residential character of the locality. The development remains fully compatible with the townscape protection aims of Policy EN1/2. It aligns with the sustainable place-making objectives of Policy JP-P1.

The development maintains townscape quality, respects local character, and contributes to sustainable community infrastructure.

6.3 Residential Amenity

The proposal is domestic in scale, retains the existing building envelope, and introduces a managed residential care use for a small number of children with staff present on a 24-hour rota. The assessment below considers typical amenity receptors (adjoining dwellings and properties opposite) and the full range of potential effects: noise, general disturbance, privacy/overlooking, outlook/overbearing, daylight/sunlight, refuse, comings-and-goings and cumulative impact.

Noise and General Disturbance

The number of residents will be modest and typical domestic activities (meals, homework, TV, garden use) will mirror that of a larger family. No amplified outdoor activities or external plant are proposed. Staff presence ensures active behaviour management, quiet hours, and swift intervention if noise arises. This is an inherent mitigation absent from many conventional dwellings. No new external mechanical equipment is proposed. Internal use of rooms will be domestic (bedrooms, living/dining, kitchen), so no specialist high-intensity rooms are introduced that would elevate noise beyond normal residential expectations. With staff oversight and a domestic pattern of use, the development will not cause material noise or disturbance to neighbours.

Comings-and-Goings, Shift Changes and Hours of Operation

24/7 residential use is characteristic of a dwelling and a children's home; activity levels are inherently low intensity. In terms of staff handover, shift handovers will be staggered to avoid clusters of arrivals/departures, the applicant welcomes Council input on this from an operational perspective. Attendances by social workers, health professionals, or tutors are pre-arranged and infrequent relative to typical family visitor patterns. The proposed movements are modest and predictable, comparable to a family dwelling and acceptable within a residential street.

Privacy, Overlooking and Outlook

There is no intensification of overlooking beyond the existing lawful C3 baseline, and no change to neighbouring outlook. The proposal preserves existing privacy and outlook relationships.

Daylight/Sunlight

With no extensions or new bulk introduced, there is no change to daylight/sunlight received by neighbouring properties or gardens.

External Spaces and Garden Use

The rear garden remains as private amenity space used for typical domestic purposes. Garden use remains domestic and low-impact; there is no amenity harm.

Refuse and Servicing

Waste volumes are comparable to a larger family; storage will be within the curtilage and presented only on collection days, as per the street norm. No change to local amenity conditions from refuse.

Character and Perception of the Area

The property will continue to appear and function as a conventional dwelling within the street scene (no signage, no external works). Staffed operation, Ofsted-regulated standards, and a domestic management plan together ensure quiet, routine household living. The proposal maintains residential character and does not introduce a perception of commercialisation.

Cumulative Considerations

There is no evidence of clustering of similar uses on the street. The scale here is such that the proposal would not cumulatively alter the area's residential character or amenity.

Accordingly, the development complies with the amenity objectives of Policies CF1/1 and H3/1, protects townscape in line with EN1/2, and supports the sustainable, low-impact character sought by PfE JP-P1.

6.3 Access, Parking and Transport

Policy EN1/2 requires careful consideration of the design and appearance of access, parking and service arrangements, ensuring that new development integrates sensitively with its surroundings. In addition, PfE Policies JP-C5 and JP-C6 emphasise that streets should be well-designed, safe and attractive, contributing positively to the place and supporting walking, cycling and public transport. Policy JP-C8 further requires that development is located and designed to actively encourage sustainable travel and reduce car dependency.

The property is located within Parking Zone 3, where lower parking demand is generally anticipated and flexibility in car ownership patterns is recognised. Within this context, the site benefits from an existing hardstanding area to the frontage which can comfortably accommodate up to two vehicles. This level of provision is proportionate and suitable for a small Children's Home of the scale proposed.

Staffing levels are modest, and on-site provision is ordinarily sufficient to meet operational parking needs, ensuring that staff vehicles can be accommodated without any reliance on on-street spaces.

Visitor numbers, including social workers, tutors, or health professionals, are low and appointments are prearranged. These visits are infrequent and can be managed within existing on-site capacity or through short-stay kerbside parking without causing disruption to neighbouring properties.

The unchanged access point ensures safe entry and exit to the property, and the scale of anticipated vehicle movements is modest and comparable to that of a typical family home. Vehicle movements associated with the home will therefore be limited and predictable, well within those expected from a typical residential dwelling. In combination with adequate on-site parking and a Zone 3 context, the proposal will not give rise to parking stress or unacceptable highway impacts.

Accordingly, there are no access, parking or highway safety concerns, and the proposal is fully consistent with the expectations of Policies EN1/2, JP-C5, JP-C6 and JP-C8.

Planning Balance

When considering the planning balance for the proposed change of use from a dwellinghouse (C3) to a Children's Home (C2), the key considerations include: compliance with local and strategic planning policies, the impact on residential amenity, townscape and character, accessibility, parking, and the wider community benefits associated with providing specialist care accommodation. The proposal represents a sustainable, low-impact, policy-compliant development with clear public benefits and no identified harm. Key impacts include, amenity, access, parking, townscape and character, are all neutral or positive, and the proposal fully aligns with local and strategic policies supporting community care facilities and sustainable development. On balance, the proposal weighs strongly in favour of approval.

Conclusion

The proposed change of use from a dwellinghouse (Use Class C3) to a Children's Home (Use Class C2) at 21 Buckingham Avenue represents a sustainable and socially valuable form of development fully aligned with the aims of both local and strategic planning policy. The proposal delivers an essential community service by providing high-quality, small-scale residential care for children in need, in accordance with the supportive policy framework set out in Policies CF1/1, CF3 and H4/2.

The development would operate at a domestic scale, with activity levels, staffing and comings-and-goings comparable to those of a larger family household. The detailed assessment demonstrates that the proposal would not result in any unacceptable impacts on residential amenity, with no harm identified in relation to noise, privacy, daylight, outlook, parking or general disturbance. This accords with the requirements of Policy H3/1.

Importantly, no external alterations are proposed to the building. The existing access is retained, on-site parking for two vehicles is provided, and a discreet rear cycle store is welcomed as an addition and can be conditioned to support sustainable travel. The dwelling will therefore continue to maintain the character and appearance of a typical suburban home, meeting the expectations of UDP Policy EN1/2 and the place-making objectives of PpE Policies JP-P1, JP-C5, JP-C6 and JP-C8.

The planning balance weighs firmly in favour of the proposal. It delivers clear public benefits in the form of specialist children's care provision, with no identified harm to neighbours, the highway network, or local character. As such, the development complies with the Development Plan when read as a whole, and there are no material considerations that indicate otherwise.

Should the Planning Authority request any further information in order to process the planning application please contact Chadermnay Glenn at **Homz UK** (Chadermnay@homz.uk) directly as the acting agent and we will be more than happy to deliver any additional information as and when required.