



Supporting Statement

37 Victoria Lane, Whitefield, Manchester M45 6FF

Ref: 2540.1

Supporting Statement

Description

Proposed change of use from residential (Class C3) to children's residential home for up to three children with up to three staff working on a rota basis (Class C2).

Introduction

1. This statement is submitted with architectural drawings requesting planning permission for the proposed use of the property at 37 Victoria Lane, Whitefield, Manchester M45 6FF, for our client Little Lanterns Care Ltd.

2. The application seeks planning permission from Bury Metropolitan Borough Council (the Local Planning Authority) for the proposed use of the property as a small residential home accommodating up to three young people, who would live as part of a household and receive care on site. The proposed use is considered to be a non-material change from the property's existing C3(a) residential use, as it remains materially the same in planning terms under the Use Classes Order.

3. This Statement sets out the background to the proposal and explains, with reference to the nature and intensity of the existing use, how the proposed use would function in practice. The aim is to provide the Local Planning Authority with clear information to demonstrate that the proposal does not amount to a 'material' change of use. Instead, it would operate in a way that is comparable to the established C3(a) residential use and therefore would not constitute 'development' for planning purposes. The Statement also draws attention to recent similar cases in which the LPA has issued Lawful Development Certificates confirming that changes of use from a dwelling to a small residential home providing care did not amount to a material change of use and therefore did not require planning permission.



4. In addition to this Statement, the application is supported by the following drawings and documents, which should be read alongside it:

- Location Plan
- Floor Plans
- Application Form

Application site and planning history

5. The application property is a newly built, four-bedroom semi-detached dwelling located within an established residential area to the south-west of Whitefield. The house is set back from the street behind an enclosed front garden and benefits from a private rear garden. Figure 1 below shows a photograph of the property's frontage, including the front garden, as viewed from Victoria Avenue



Fig.1: Front of the house

6. The LPA's records confirm that there have been no previous planning applications, nor any other relevant planning history, relating to the property. It has been continuously used as a C3(a) residential property since it was built. The property was constructed as a residential dwelling and has remained in such use throughout its lifetime, with only minor improvements and no material alterations having been made.

7. Internally, the property (as seen in Fig. 2) is currently arranged to accommodate a medium-sized family. The second floor comprises a large master bedroom with an ensuite. The first floor consists of two bedrooms—a double 'Master' bedroom, and a single bedroom—along with a family bathroom. The ground floor includes a bedroom, hall, lounge, kitchen/dining area, toilet and an understairs storage cupboard.

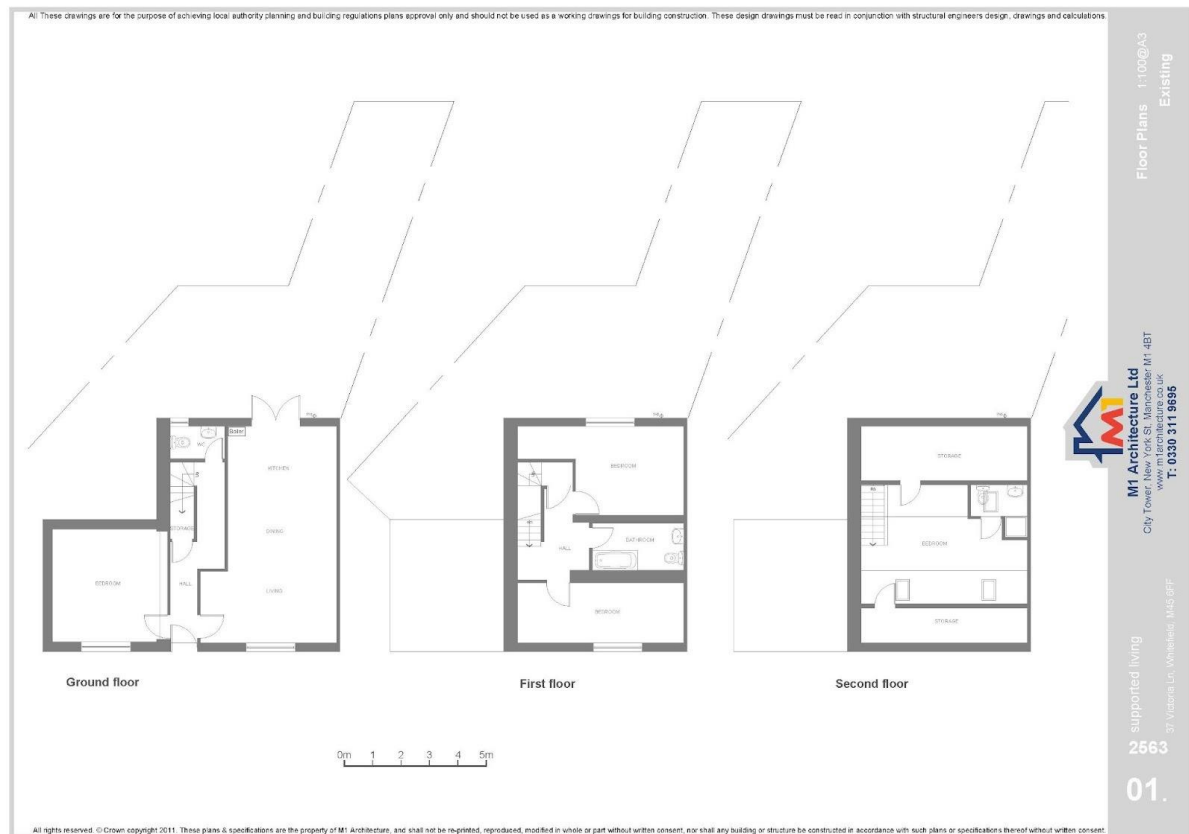


Fig.2: Floor plans not to scale

8. Externally, the property benefits from a side garden and, to the rear, a private garden measuring approximately 100 square metres, with a maximum depth of 12 metres. Figure 3 below shows an aerial view of the existing rear garden, including the property's rear elevation (all aerial images sourced from Google).



Fig.3 arial view from google

9. The site is located in a predominantly residential area. Figure 4 below shows an aerial view of the site. Images are sourced from Google



Figure 4: Showing the site in the centre

Proposal

10. The proposal is to use the property as a residential home for up to 3 young people aged 7 to 17, supported by professional carers. The residents would live together as a single household, with carers providing consistent guidance, care, and support in a role similar to that of parents. The aim is to create a safe, supportive, and family-style environment where the young people can thrive.

11. Given that the care staff would not be fully resident at the property—that is, they would not use it as their primary address—it is acknowledged, in light of the ‘North Devon Judgment’, that the proposed use would not strictly fall within Use Class C2 of the Use Classes Order. Nevertheless, in this case, the use of the property as a residential home for up to three young people living together as a household and receiving care in a family-style environment is considered, in all practical respects, to be equivalent to a C3 use.

12. As noted, the property was built as a family home, with three bedrooms and a private rear garden, and is currently occupied by a family. In the future, the living experience at the house will remain similar to the current daily routine. Under the proposal, the three young residents would each have their own bedrooms, with the younger child generally occupying the smaller room, as is usually expected in a family home. The carers and residents will eat together just like a normal family; however, the care staff will sleep in the other bedroom, as necessary. Apart from the resident young people, no one else would live at the property. Nevertheless, care staff will be present around the clock to care for the children on a shift rota, as detailed below.

13. The carers would generally operate on a two-day-on (48 hours) and four-day-off (96 hours) rota. Each shift would begin at approximately 10:00, meaning handovers would occur only once every two days, outside of peak traffic hours, and would last no more than 30 minutes.

In addition to the care staff, a home manager would oversee the home's operations and provide senior support. The manager would have an off-site office and, where possible, carry out administrative tasks remotely. Attendance at the property would be limited to essential visits, such as general oversight, meetings with the carers, or in response to unforeseen issues or emergencies.

Visits from family and friends to the property would not occur. Instead, residents would typically meet family and friends at neutral, off-site locations, with carers present to provide support and supervision as required.

14. As in a typical family home, carers would accompany the young people to school, appointments, and extracurricular activities on weekdays. While the children are at home, carers would be present to provide care, engage in activities, and assist with daily chores. When young people are out, the property is often largely unoccupied, reflecting standard domestic patterns.

15. The day-to-day activity would generally generate around two trips per day, similar to what would be expected of a four-bedroom household in this area. Occasional variations may occur, but overall, the level of activity would be comparable to the existing C3 use.

16. The proposed arrangements aim to create a stable, family-style environment that allows residents to form strong bonds with carers. Care would be provided communally, with shared facilities, meals taken together, and no locked bedrooms, replicating a typical household setting with access to all communal areas.

17. The young people would be supported on a medium- to long-term basis to enable proper integration into the community and consistent relationships with carers, in line with Ofsted standards and safeguarding requirements typical of residential homes.

18. For all incoming residents, a thorough professional risk assessment would be carried out to ensure the property is suitable for the young person. Prospective residents would typically be referred by a local Children's Services department. Their cases would first be reviewed by the home's manager and care team, and shortlisted referrals would be discussed with the young person's social worker. Following this, the young person would be invited for a short visit to the property—usually including a meal—to assess their comfort and suitability. Only after these checks would a placement be confirmed.

Running a residential home of this kind requires Ofsted registration. Ofsted emphasises that care homes should operate in an environment as close as possible to a traditional family home. Key requirements include:

- Undertaking risk assessments to ensure the suitability of the residence for each child.
- Providing a loving, safe, and supportive environment where children can thrive, develop, and achieve their potential.
- Recognising and nurturing each child's individual strengths and talents.
- Fostering positive relationships through shared daily activities, routines, and clear boundaries, encouraging strong bonds between staff and residents.

19. Bury Local Plan - Topic paper 2: Housing identifies the need for supported accommodation, including looked-after children. The council has a duty to provide sufficient children's homes, thereby reducing some of the pressures it faces. The proposal prioritises young people from Bury.

Bury Unitary Development Plan (UDP)

HT2/4 – Car Parking and New Development (parking and transport)

20. The property benefits from a sufficient number of parking spaces at the front. As stated above, the operation will be akin to a family home setting. This property has four bedrooms and can accommodate a family of 7; therefore, it does not materially affect the proposal. Moreover, the staff will be encouraged to utilise public transport, which has many networks and stops surrounding the site, and only two carers will be present when the site reaches its highest capacity, and only one will stay overnight.

UDP Policy EN7/2 (Noise Pollution):-

21. seeks to ensure that new development does not result in unacceptable noise levels that would adversely affect the amenity of nearby residents or other sensitive uses. The policy requires proposals to demonstrate that any noise associated with the use, its operation, or associated activities will not create disturbance or harm the living conditions of surrounding occupiers.

In the context of this proposal, the use of the property as a small residential home for up to three young people is inherently domestic in character and comparable to the existing C3(a) use. The activity levels, patterns of occupation, and general residential behaviours would mirror those of a typical family household. Staff presence is limited to two carers at any one time, working quietly within the home, and handovers would occur infrequently and outside peak hours, generating no notable noise impact.

Policy CF3 – Social Services

22. Policy CF3 states that, where appropriate, proposals for the provision of new and the improvement of existing social services facilities for children and young people, the elderly and persons with mental illnesses/handicaps and other special needs groups (including children) will be considered favourably. This aligns with paragraph 70 of the NPPF, which requires that planning policies and decisions should plan positively for community facilities and other local services to enhance the sustainability of communities.

The proposal, therefore, aims to achieve this most appropriately, without harming surrounding amenities. This policy “considers favourably proposals for the provision of new, and the improvement of, existing social services facilities” for vulnerable groups, including children.

Relevant Applications

Reference	72228
Alternative Reference	PP-14194231
Application Received	Thu 24 Jul 2025
Application Validated	Thu 24 Jul 2025
Address	546 Manchester Road, Bury, BL9 9PA
Proposal	Lawful development certificate for proposed change of use from residential (Class C3) to children's residential care home for up to three children with up to three staff working on a rota basis (Class C2).
Status	Decided
Decision	Lawful Development
Decision Issued Date	Fri 03 Oct 2025
Appeal Decision	Not Available
Reference	71948
Alternative Reference	PP-14028127
Application Received	Mon 19 May 2025
Application Validated	Mon 19 May 2025
Address	223 Ainsworth Road, Bury, BL8 2SQ
Proposal	Lawful development certificate for proposed change of use from dwellinghouse (Class C3a) to a care home for one child aged 7-17 with up to two staff working on a rota basis (Class C2)
Status	Decided
Decision	Lawful Development
Decision Issued Date	Mon 28 Jul 2025
Appeal Decision	Not Available
Reference	71761
Alternative Reference	PP-13886029
Application Received	Tue 25 Mar 2025
Application Validated	Tue 25 Mar 2025
Address	25 Downham Crescent, Prestwich, Manchester, M25 0EH
Proposal	Lawful development certificate for proposed change of use from residential (Class C3) to childrens residential care for two children aged 7-17 with up to two staff working on a rota basis and one manager working business hours (Mon-Fri) (Class C2).
Status	Decided
Decision	Lawful Development
Decision Issued Date	Thu 19 Jun 2025
Appeal Decision	Not Available
Reference	71562
Alternative Reference	PP-13701169
Application Received	Fri 24 Jan 2025
Application Validated	Fri 24 Jan 2025
Address	254 Heywood Road, Prestwich, Manchester, M25 2GR
Proposal	Lawful development certificate for proposed change of use from residential (Class C3) to children's residential care home for up to three children with up to two staff working on a rota basis and one manager working business hours (Mon-Fri) (Class C2).
Status	Decided
Decision	Lawful Development
Decision Issued Date	Thu 27 Mar 2025
Appeal Decision	Not Available

22. The above applications show that similar proposals have been confirmed as permitted development. My client's proposal is not different from those that have been confirmed or approved in the area.

Conclusion

23. The proposed use of 37 Victoria Lane as a small residential home for up to three young people represents no material change from the existing C3(a) to C2 nor constitutes to a development or erection of a building. The home's operation would be domestic in character, with activity levels, occupancy patterns, and day-to-day routines closely resembling those of a typical family household. The proposal would have no adverse impact on the amenity of neighbouring properties, parking, or local traffic, and aligns positively with local and national policy objectives supporting high-quality accommodation for vulnerable young people. The development, therefore, constitutes an appropriate and acceptable use of the property, and planning permission should be granted accordingly.