

DELEGATED REPORT

Report by Sam Summers	Date of report: 08/08/2024	Ref: 70649/LDCP
Registration: 05/04/2024	LDFC:	Expiry Date: 31/05/2024
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed change of use from dwellinghouse C3(a) to home for 3 young adults (aged 18-25) C3(b)

Location: 16 King Street, Radcliffe, Manchester, M26 1ND

Description

Lawful development certificate for proposed change of use from dwellinghouse C3(a) to home for 3 young adults (aged 18-25) C3(b)

Relevant Planning History

52238 - Retrospective application for two storey side extension and proposed remedial works - Approve with Conditions 01/04/2010

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

There will be a maximum of three young people between the ages of 18 – 25 at the house supported by two members of staff covering the 24 hour period. The young people will attend educational classes, schools, undertake indoor and community-based activities, be expected to do house chores, and will have routine as any other household. They will be supported and supervised by a consistent group of highly skilled team with minimum of two staff at any given time during day and night. A specialist mental health team will also support the occupants where necessary.

For a C3(b) use, the residents must be living together "as a single household". This will depend on the facts.

In this case, the care staff will not be permanently resident but will be working on shift patterns and so they do not form part of the household. If care staff are not resident, consideration must be given to whether those who are resident and in receipt of care, themselves constitute a single household. Children are not capable of forming a household on their own but, in this case, the proposed residents will be young adults (aged 18-25). In determining whether the residents will live together as a single household, I have looked at the facts set out in the covering letter.

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The proposed residents will be young people with learning difficulties, care leavers or individuals with mental health difficulties. Each of the proposed residents would contribute to the day to day running of the household by carrying out chores. The daily operation of the accommodation will be similar to a dwellinghouse with residents attending school, college etc. The care staff will provide support and supervision and mainly assist residents in day to day tasks rather than undertaking such tasks on their behalf.

Based upon the information provided, the proposed residents will form a single household and the proposed use will therefore fall within class C3(b).

The proposed change of use from dwellinghouse C3(a) to home for 3 young adults (aged 18-25) C3(b) would be lawful as both the uses fall within this same use class and as such would not constitute a material change of use requiring planning permission.

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The proposal, described in the First Schedule, is not deemed to constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended) and therefore would be lawful.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	08/08/2024		