

Planning Statement

Proposed Change of Use from C3 (Dwelling House) to C2 (Children's Home) for Two Children

10 Chiltern Drive, Bury, BL8 1QY

Prepared by: Anjum Design Ltd

Date: August 2025

1. Introduction

This Planning Statement has been prepared in support of an application for the **change of use of an existing two-bedroom bungalow** at 10 Chiltern Drive, Bury (currently Use Class C3) to a **children's residential care home (Use Class C2)**. The proposal is modest in scale and seeks to provide a safe, family-style home environment for **two looked-after children** under the care of professional staff.

Staffing will include:

- A **registered manager** on site during **office hours (09:00 – 17:00, Monday to Friday)**.
- **Two carers** providing continuous support through structured **12-hour day shifts (08:00 – 20:00)** and **12-hour night shifts (20:00 – 08:00)**.

The application includes no external alterations. The property retains its residential character, with internal modifications limited to creating appropriate children's bedrooms, a staff sleep-over room, and communal facilities.

2. Site and Surroundings

The property is a detached bungalow located within a residential area of Chiltern Drive, Bury.

- **Location Plan (PL01)**: Shows the dwelling within a suburban neighbourhood of similar scale homes .
- **Site Plan (PL02)**: Confirms garden amenity space of approx. 117 sq.m, parking provision for three vehicles, and secure cycle storage .
- **Existing Floor Plan (PL03)**: Two-bedroom residential bungalow with kitchen, dining, lounge, and reception .
- **Proposed Floor Plan (PL04)**: Adapted layout including **two children's bedrooms, staff office/sleep-over, lounge, kitchen/dining area, and shower/WC** .

The property sits comfortably in a residential street, with adequate curtilage to accommodate the proposed use without harm to the character of the area.

3. Policy Context

3.1 Statutory Development Plan

The statutory development plan comprises:

- **Places for Everyone Joint Development Plan (adopted March 2024)** – provides strategic policies for Greater Manchester, including Bury.
- **Saved policies of the Bury Unitary Development Plan** – retained where consistent with national policy.
- **Emerging Bury Local Plan (2022–2043)** – draft status; limited but increasing weight.

The development plan seeks to create sustainable, inclusive communities and to meet identified housing and care needs, including provision for vulnerable groups such as looked-after children.

3.2 National Planning Policy Framework (NPPF, December 2024 Revision)

The NPPF (2024) is a material consideration. Key provisions include:

- **Paragraph 63:** Planning policies should reflect the needs of groups with specific housing requirements, including looked-after children.
- **Paragraph 11:** The presumption in favour of sustainable development applies, requiring approval unless adverse impacts significantly outweigh the benefits.
- Government statements reinforce that planning should not be a barrier to providing safe homes for vulnerable children.

3.3 Supplementary Guidance

- No Bury-specific SPD for children's homes.
- General residential amenity and design SPDs (e.g. SPD6) may apply in relation to parking, design, and layout.
- National and regional sufficiency guidance under the **Children Act 1989** and **Statutory Guidance (2010)** also apply, reinforcing the duty to ensure sufficient accommodation for looked-after children.

4. Material Planning Considerations

4.1 Principle of Development

The change of use from C3 to C2 is appropriate in principle, supported by national policy objectives to widen housing choice and meet the needs of vulnerable groups.

The scale – for only two children – is **comparable to a small family household** and does not conflict with residential character or policy objectives.

4.2 Residential Amenity

- The property remains in residential use, with external appearance unchanged.
- The scale of use (two children, carers on shift) is **no more intensive than a typical family home**.
- Noise, comings and goings, and activity levels will be consistent with normal residential expectations.

4.3 Highways and Parking

- Three off-street parking spaces and secure cycle storage are proposed, exceeding minimum standards.
- Staff shifts (two per 12-hour cycle) result in minimal vehicle movements, less than a multi-adult household.
- No significant traffic or highway safety impacts are expected.

4.4 Design and Layout

- Internal adaptations (staff office/sleep-over, children's bedrooms) do not affect external character.
- Garden space remains available, ensuring children benefit from amenity comparable to any dwelling.

4.5 Safeguarding and Management

- The registered manager provides robust oversight.
- 24-hour staff rota ensures children's needs are fully supported.
- Ofsted registration and regulation will ensure quality and compliance.

5. Precedent and Appeal Decisions

Recent approvals support the acceptability of small-scale children's homes in residential areas:

- **58 Sunny Bower Street, Tottington (App Ref: 71503)** – Approved for three children and three staff despite objections on traffic and amenity.
- **223 Walmersley Road, Bury (App Ref: 66822)** – Approved for a four-bed children's home.
- **Solihull (App Ref: PL/2024/00609/PPFL)** – C3 to C2 change approved for three children and staff, with no adverse impact found on amenity, character, or highways.

These decisions demonstrate a consistent planning approach where small-scale children's homes are considered acceptable in residential neighbourhoods when well managed.

6. Planning Balance

Benefits:

- Provides much-needed accommodation for vulnerable children, meeting statutory and local duties.
- Supports Bury's commitment to inclusive and supportive communities.
- Aligns with NPPF sustainable development presumption.

Neutral Impacts:

- No material harm to residential character or amenity.
- No highway safety or traffic concerns.

Conclusion:

On balance, the benefits of the scheme significantly outweigh any perceived harm. The proposal accords with the NPPF (2024), the Places for Everyone Joint Development Plan, and the emerging Bury Local Plan.

7. Conclusion

This proposal represents a **modest, well-managed, and policy-compliant change of use** to meet an essential community need.

The development:

- Maintains residential character.
- Provides a safe, family-style environment for two children.
- Is supported by precedent and by the NPPF's explicit requirement to support vulnerable groups.

Accordingly, planning permission should be granted.

Design & Access Statement

Proposed Change of Use from C3 (Dwelling House) to C2 (Children's Home) for Two Children

10 Chiltern Drive, Bury, BL8 1QY

Prepared by: Anjum Design Ltd

Date: August 2025

1. Introduction

This Design & Access Statement is submitted in support of an application for the **change of use of a two-bedroom bungalow (C3) into a children's home (C2)** accommodating **two children** with professional staff support.

The proposal seeks to ensure that the property provides a **safe, family-style residential environment** whilst maintaining the character of the neighbourhood. The DAS should be read alongside the Planning Statement and submitted drawings (PL01–PL04).

2. Use

- **Existing Use:** Two-bedroom detached bungalow, private dwelling (Class C3).
- **Proposed Use:** Children's residential care home (Class C2) for two children, aged under 18, who will live together in a home setting.

Operational Arrangements:

- A registered manager present weekdays 09:00 – 17:00.
- Two carers on a shift rota providing 24-hour cover:
 - Day shift: 08:00 – 20:00
 - Night shift: 20:00 – 08:00

The property will continue to operate in a way that is **residential in character**, with activity levels comparable to a small family home.

3. Amount

The proposal involves **no extensions** or external physical alterations. Internal changes are limited to reconfiguration of rooms:

- Two **children's bedrooms**.
- **Staff office/sleep-over room**.
- Shared **lounge** and **kitchen/dining** areas.

- **Bathroom and WC facilities.**

The building footprint and external form remain unchanged.

4. Layout

- **Existing Layout (PL03):** Traditional bungalow with two bedrooms, lounge, dining, kitchen, and bathroom.
- **Proposed Layout (PL04):** Adapted to provide children's bedrooms, staff sleep-over room, and reconfigured kitchen/dining space.

The arrangement prioritises **safety, supervision, and homeliness**, consistent with Ofsted requirements for children's homes.

5. Scale

- The bungalow remains single-storey and retains its existing scale and massing.
- No new built form is introduced.
- Occupation by two children and staff does not materially increase intensity of use compared with a family household.

6. Appearance

- No changes are proposed to the exterior elevations.
- The building retains its domestic appearance, consistent with surrounding properties on Chiltern Drive.
- The proposal ensures the home continues to "blend in" within the residential context, avoiding institutional features.

7. Landscaping

- The existing **garden area of 117 sq.m** is retained for outdoor play and recreation.
- Landscaping will be maintained to a domestic standard.
- Secure boundaries remain, ensuring privacy and safeguarding for residents.

8. Access

8.1 Vehicular and Parking

- Three **off-street parking spaces** provided to the front, meeting operational needs for staff and visitors.
- **Secure cycle storage** for three cycles included, encouraging sustainable travel.

8.2 Pedestrian Access

- The dwelling is accessible from Chiltern Drive via the existing pathway.
- Proximity to local services, schools, and transport links supports integration into the community.

8.3 Inclusive Access

- Being a bungalow, the home is naturally **step-free and accessible**.
- Internal circulation and ground-floor facilities ensure suitability for children with mobility or sensory needs if required.

9. Community Integration

The home is designed to function **indistinguishably from a family residence**. Key aspects include:

- Limited occupancy (two children).
- Low staff numbers on site (two carers maximum, one manager during office hours).
- Domestic scale and operation, avoiding disturbance to neighbours.

The home provides vulnerable children with the opportunity to **live within a normal residential setting**, supporting social inclusion and community cohesion.

10. Conclusion

This proposal represents a **sensitive and modest change of use**, delivering a safe, supportive, and inclusive home for two children in need of care.

The scheme:

- Retains the **scale, appearance, and character** of the property.
- Provides adequate **parking, access, and amenity space**.
- Meets national and local policy objectives for inclusive, sustainable communities.

The Design & Access Statement demonstrates that the proposed children's home is **appropriate, sustainable, and well integrated** into its residential context.

Management Plan

Proposed Children's Home (Use Class C2) for Two Children

10 Chiltern Drive, Bury, BL8 1QY

Prepared by: Anjum Design Ltd

Date: August 2025

1. Introduction

This Management Plan has been prepared to support the application for the change of use of 10 Chiltern Drive from a residential dwelling (C3) to a children's home (C2) for **two children**.

The plan sets out how the home will be managed on a day-to-day basis, ensuring that it operates in a manner **consistent with safeguarding requirements, neighbour amenity, and regulatory standards**.

2. Occupancy and Staffing

2.1 Occupancy

- The home will accommodate a maximum of **two children** under the age of 18.
- Children will be placed by the Local Authority under the provisions of the **Children Act 1989**.
- Placements are typically medium to long term, supporting stability and integration.

2.2 Staffing

- **Registered Manager:** Present **09:00–17:00 Monday to Friday**. Responsible for oversight, compliance, and liaison.
- **Two carers** on a rota system:
 - **Day shift:** 08:00 – 20:00
 - **Night shift:** 20:00 – 08:00
- Maximum staff present at any one time: **two carers plus the manager (office hours only)**.
- All staff will be **Ofsted-registered, DBS-checked**, and fully trained in safeguarding, child protection, and health & safety.

3. Safeguarding and Supervision

- The home will operate under **Ofsted Children's Home Regulations (2015)** and national minimum standards.
- Each child will have an **individual care plan**, risk assessments, and appropriate supervision arrangements.
- A **staff office and sleep-over room** is included on site (see PL04), enabling 24-hour presence.
- The home will maintain **secure boundaries** and appropriate privacy measures without institutional features.

4. Daily Operation

- The household will follow a **normal domestic routine**, including mealtimes, school attendance, homework, recreation, and bedtime.
- Children will attend local schools and community activities, promoting **integration into the neighbourhood**.
- Visitors (e.g. social workers, tutors) will be managed and kept to a reasonable level consistent with family life.

5. Highways and Parking Management

- **Three off-street parking spaces** are available, sufficient for staff vehicles.
- Staff changeovers occur at 08:00 and 20:00, generating minimal additional traffic compared with a typical family dwelling.
- Deliveries are limited to normal domestic scale (e.g. groceries).
- No large vehicles or regular commercial traffic are associated with the use.

6. Neighbour Relations

- The operator is committed to **being a good neighbour**.
- A **neighbour liaison contact number** (for the Registered Manager) will be provided to adjoining households for any concerns.
- A **Complaints Procedure** will be in place, ensuring swift and professional response to any issues raised.
- Staff will monitor and manage children's behaviour to prevent nuisance or disturbance.

7. Security and Safety

- Standard domestic security measures (locks, alarms) will be used.
- No external institutional features (e.g. fencing, CCTV towers) will be introduced, avoiding harm to the residential character.
- Fire safety measures will comply with Building Regulations and Fire Officer recommendations.

8. Compliance and Monitoring

- The home will be registered and inspected by **Ofsted**.
- Regular internal audits will be undertaken by the Registered Manager.
- Placement reviews will ensure ongoing suitability and compliance with care plans.

9. Conclusion

This Management Plan demonstrates that the proposed children's home at 10 Chiltern Drive will be:

- **Professionally managed** by trained and regulated staff.
- **Safe and supportive** for two vulnerable children.
- **Neighbour-friendly**, with minimal impact on residential amenity.
- **Compliant with Ofsted and statutory guidance**.

The home will operate in a manner **indistinguishable from a typical family dwelling**, ensuring both community integration and safeguarding of its residents.