

Change of Use from C3 Dwelling to
C2 Residential Institution for Proposed Children's Care Home
At 73 Brierley St, Bury BL9 9HW, for MJ's Children's Homes Ltd.
Planning / Design & Access Statement

**Change of Use from C3 Dwelling to C2 Residential
Institution for Proposed Children's Care Home, for up to
4 children with a minimum of 2 full time carers overnight
[1 sleeping], 3 full time carers during the day & living
together as a Single Household.**

At 73 Brierley St, Bury BL9 9HW

For MJ's Children's Homes Ltd



This Planning / Design and Access Statement has taken into account the DCLG Circular 01/2006 and has been written with reference to the guidelines set out in the CABE document 'Design and access Statements (how to write, read and use them)'. As set out in the Contents below. It should be read in conjunction with the existing and proposed drawing scheme provided with the Application.

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1.0 Design

1.01 Introduction/ Brief /Design

The following Planning/Design and Access Statement accompanies a Change of Use Planning Application, via the Planning Portal to Bury Metropolitan Borough Council.

The proposals are to use the existing house [which falls within the C3 Residential Use Class Order] at 73 Brierley St, Bury BL9 9HW as a residential children's home [which falls within the C2 Use Class Order].

As both these Uses are within the same Use Class [C3 Dwelling houses], some Local Authorities can take the approach that Planning Permission is not required.

The intention is to create a residential children's home for up to 4 looked after children or young people, with a minimum of 2 full-time residential carers overnight, [1 sleeping], and normally 3 full-time residential carers during the day. The aim is to live as a single household, within the existing 5 bedroomed family house / dwelling.

The children will be placed with MJ's Children's Homes and it's very experienced and suitably qualified staff under the care of their own Local Authority, and they will ensure that the children have an opportunity to live as a single household that will be fully registered and compliant to all the necessary Children's Homes Regulations and Quality Standards as well as relevant legislation set out by the Government and health and safety regulations.

MJ's Children's Homes mission and values are to provide a homely, nurturing and therapeutic environment at home in which the highest level of care can be delivered to the children within the setting of a single 'typical' household; whilst giving them the best opportunities to have positive outcomes in their development. They will do this by having a very experienced and qualified Care Team, organising/working with the necessary external agencies on the children's behalf, whilst being catered to suit the individual requirements of each child. 24 hour a day care will be based at the home to provide the 'normality' of a single household, by having structured plans that will give security to the children, the home and the local community.

The Site and its location

The site of the house is situated at 73 Brierley St, Bury BL9 9HW. It is a 5 bedroomed end-terraced house, with gardens to its front and rear. It has an area of 117sq.m, and is edged red on the extract from the Ordnance Survey/Location Plan below [not to scale].

There is suitable kerb side / on-street parking outside the front of the house, and ample parking space to the gable on Sultan Street. Although staff parking should probably be less than a normal family household, that may have older children or relatives that have cars. The house also benefits from a large rear alleyway [Back Horne St South].

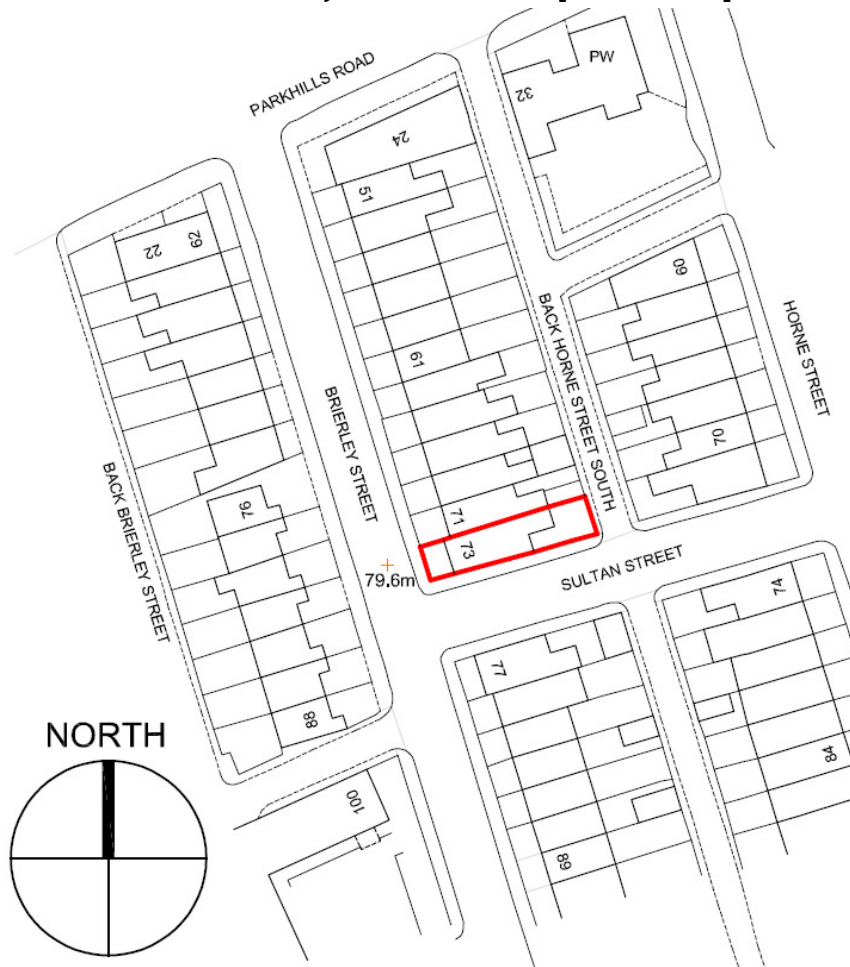
The site has good public transport links, to Bury and Manchester, and Bury Town Centre is less than 1 mile away. It is integrated within a predominately residential area. It has schools, shops, playing fields, parks, sports clubs places of worship and many other useful community amenities nearby.

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The house will remain as a 'typically' single-family residence in terms of size and number of occupants, vehicles and waste bins etc.

Ordnance Survey / Location Plan [not to scale]



Extract from Google Maps below:



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1.02 Use

See above information.

1.03 Amount

The existing 5no bedrooms will remain the same but divided in to 4 bedrooms for children and 1 bedroom for a dedicated sleeping staff bedroom.

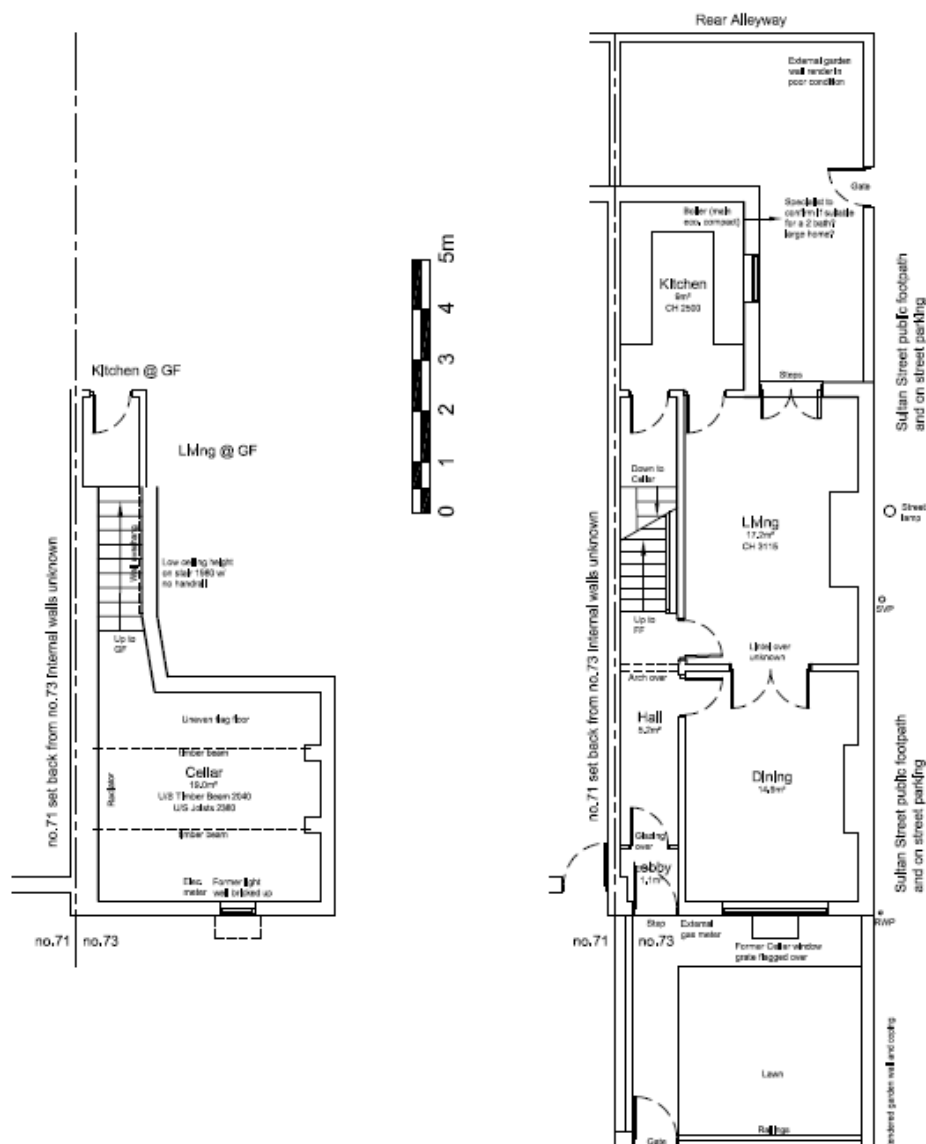
The proposals minimise the disruption to the property and neighbours.

1.04 Layout

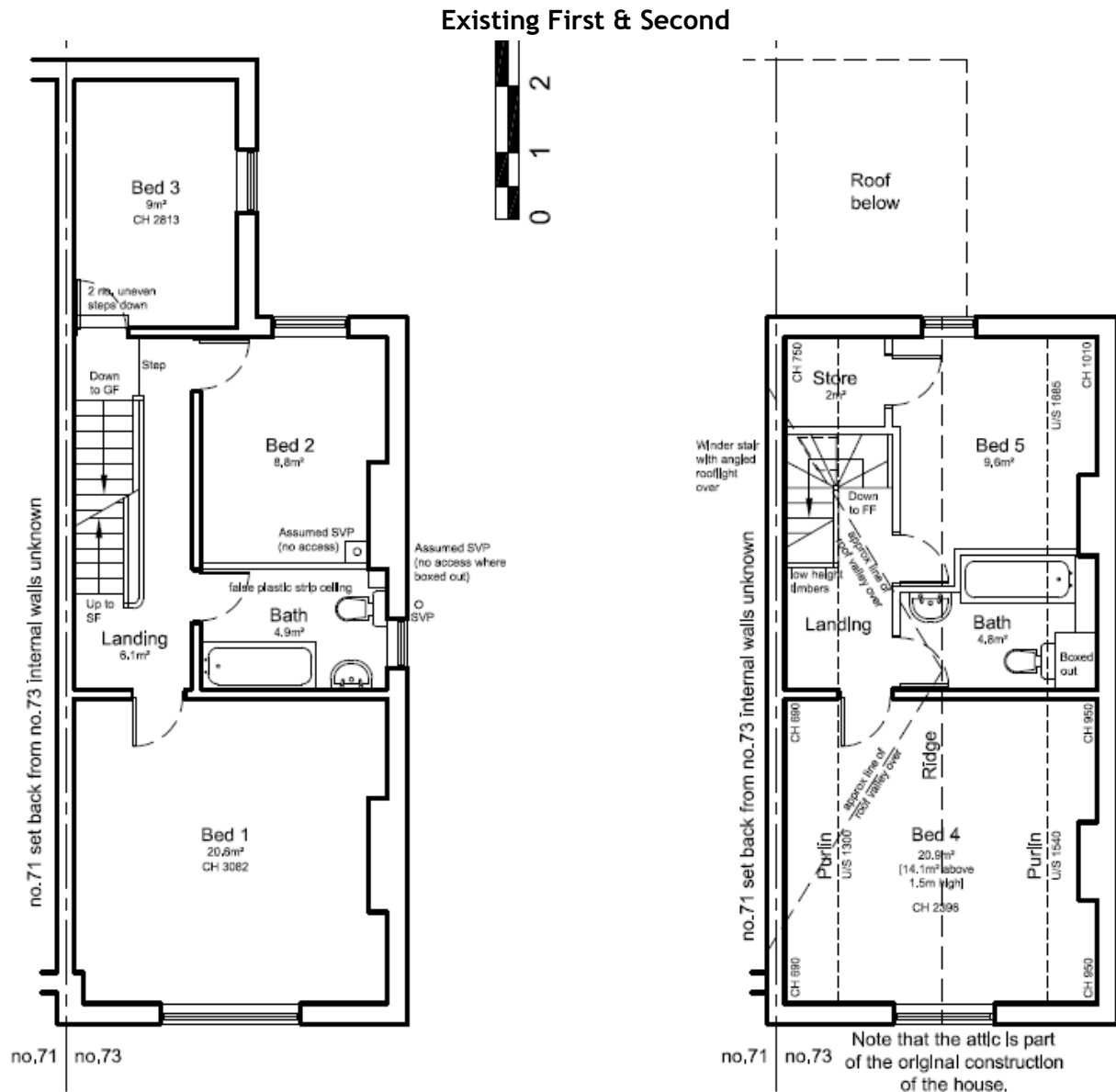
The internal and external layouts will largely remain the same as the existing [see drawings extracts below].

Generally, the house's services will be Certified in terms of Gas and Electrical safety testing, Emergency Lighting and Fire Detection installed to common areas, or as required to meet current Legislation. The home will also have a Fire Evacuation Plan set up for their staff to follow.

Existing Cellar & Ground below:



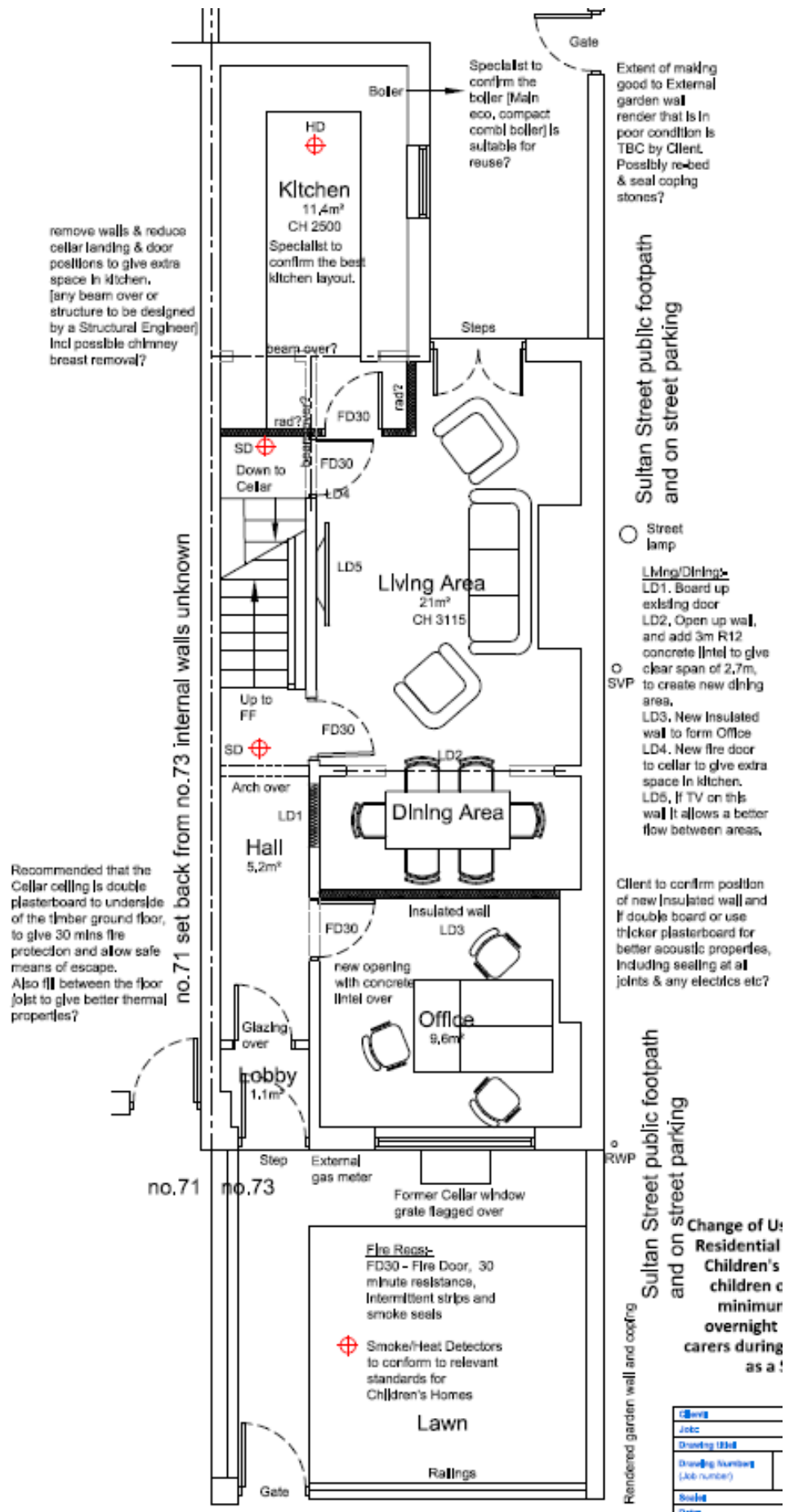
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Proposed Ground Floor below: The existing Dining Area will serve as a Front Office, with a separate door off the hallway. Off the hallway there will be an open plan Dining Room/Living Room. The Living/Dining Room has French doors to a rear garden, leading to a Kitchen to the rear.

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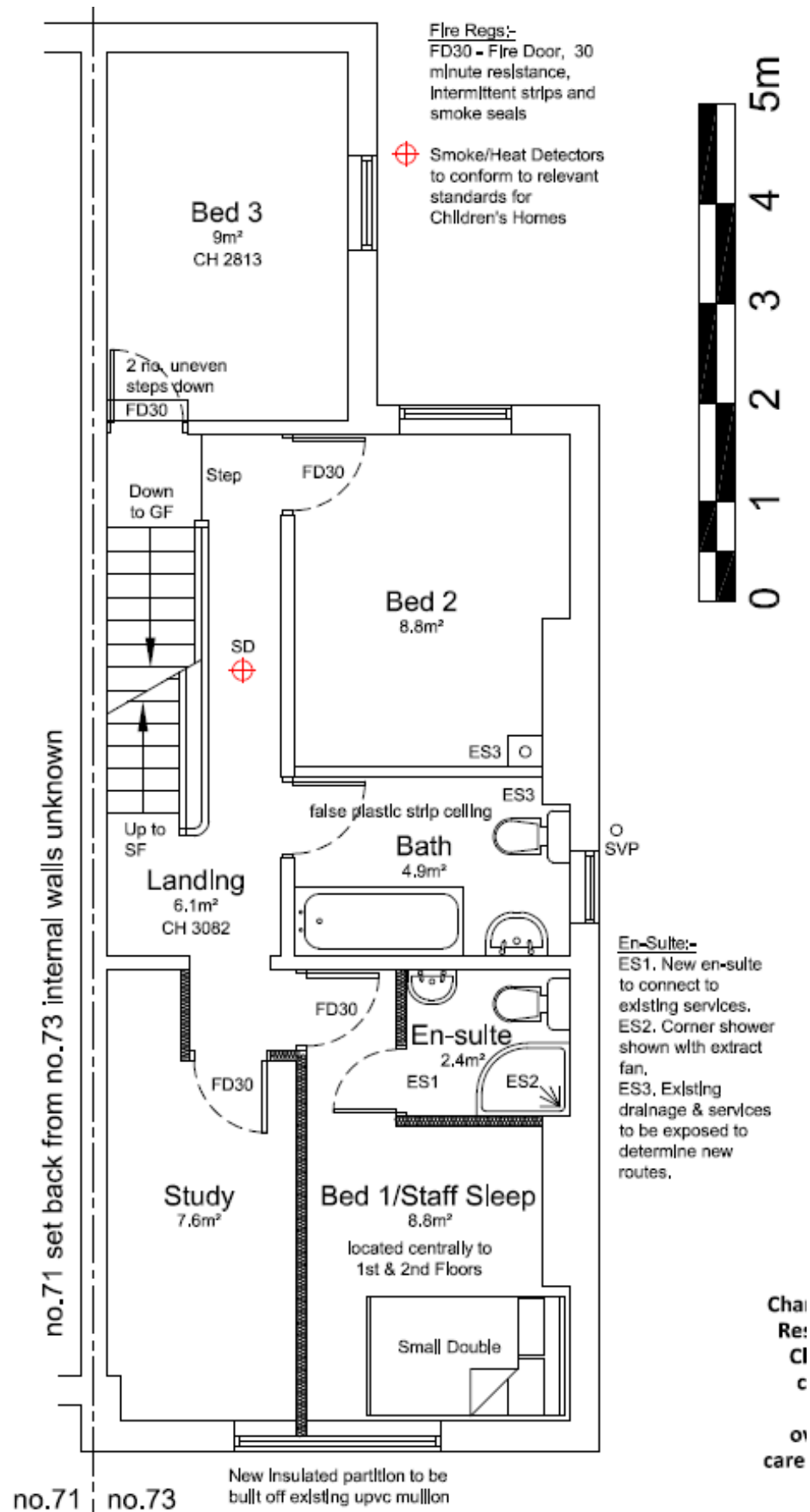
Proposed Ground Floor below:



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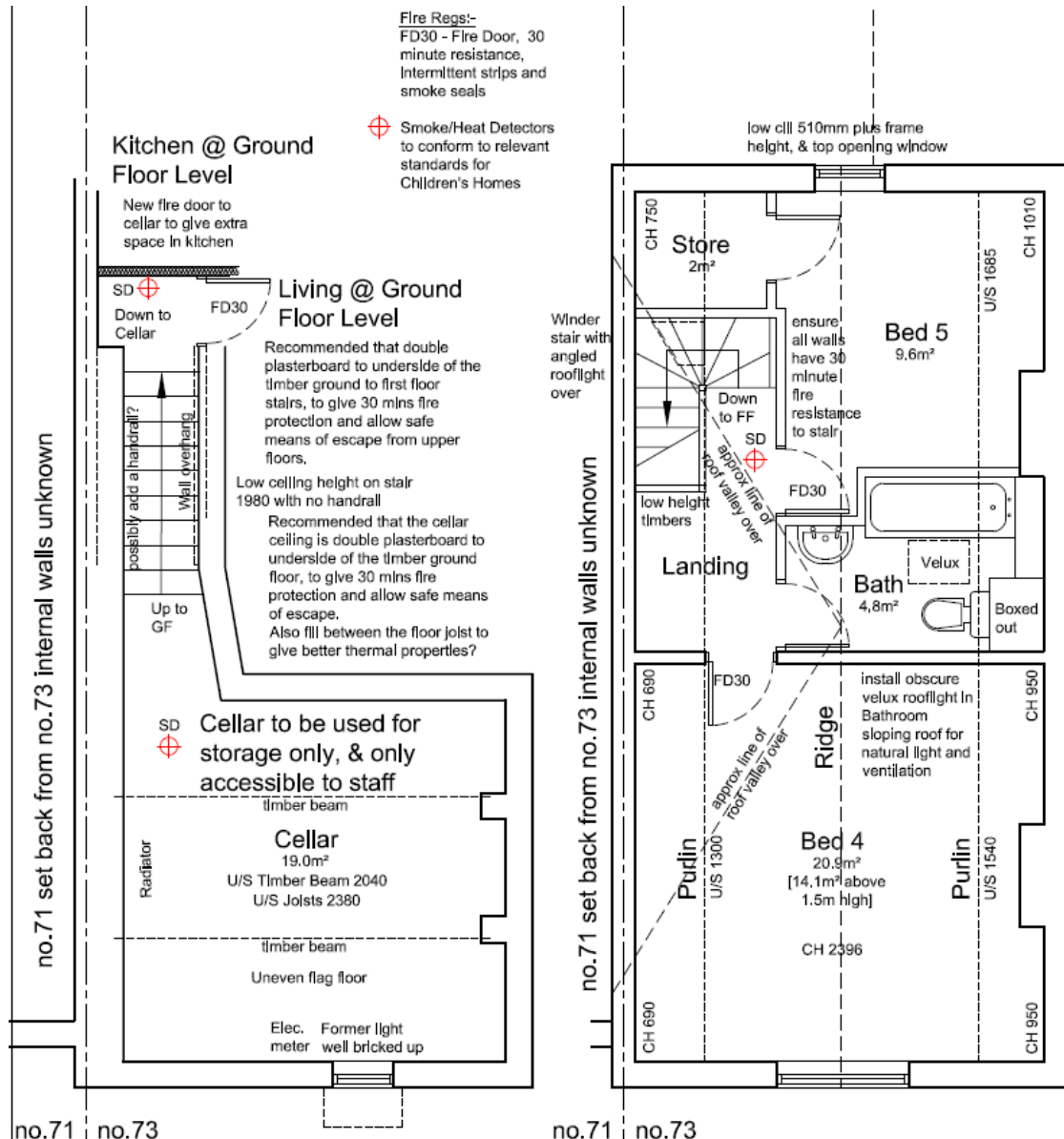
First Floor below: The existing bathroom and 2 generous bedrooms will remain, with the very large front bedroom being divided to allow a separate study/break out room, and a dedicated staff bedroom with en-suite.



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Cellar and Second Floors below: The Cellar will only be used as a Storage area but upgraded to be lockable to restrict access to staff only, and also be upgraded for fire resistance. The second floor will remain the same apart from the bathroom being fitted with a roof light to allow natural light and ventilation.



1.05 Scale

Externally: See 'The Site' description above.

Internally: The number of bedrooms [5no.] will remain, and there are no other material alterations. Therefore, the house will remain as a 'typical' residence / single household.

1.06 Landscaping

The front has a grassed area, wall and railings. The rear garden area is finished with hard surfaces, and are bounded by the brick rendered walls, which are to be made good and tidy. The rear garden will continue to house a bin storage area.

The house benefits from local grassed open areas and nearby local parks.

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1.07 Appearance

Externally: The house's has pink/blue multi brick wall to its front elevation and a rough aggregate render to its gable and rear. slate grey roof tiles. It is 3 storey including the original attic on the second floor, with a 2 storey extension to the rear.

It's windows and doors are white upvc.

There are no works proposed to the existing external appearance.



Photo above shows the Front / Gable [Sultan St] of the home. Photo below shows the Front of the home.



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Photo above shows the rear of the home.

2.0 Access Statement

The external access to the house is level other than a step to the front and rear doors.

The house will be for none disabled children. However, should there be a need for wheelchair /assisted access for any staff or visitors, this would be reviewed and in line with the Company's Management Access Plan.

Vehicular Transport links are very good, with Bury Town Centre less than a mile away. The M66, M60 and M62 motorways are easily accessible with route to the North West and North East.

Public Transport links are excellent, and there are various bus stops near to the house and with Bury Town Centre being less than a mile away there are more bus routes to give link across the north and trams to Manchester. This is ideal for both children and staff to access schools, colleges and university, and allow older children to have a good transport links for employment.

There are lot of amenities within walking distance of the house including supermarkets, Banks, Doctors, local shops, schools/colleges, playing fields, Parks, places of worship, sports clubs and other community amenities/facilities.

3.0 Planning

The address has no Planning History on Burys Online Planning Search.

There are no Heritage Designations, Flood Risks, Tree, Ecology or other 'special' planning items relevant to the site.

Typical Policy for Local Environment will state that the Council will protect and improve environmental quality and amenity by ensuring development is not located in areas where it would be adversely affected by neighbouring land uses and does not have an unacceptable impact on the environment.

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Furthermore, development should not cause significant harm to the amenity of the occupants, and future occupants of the development, and should not have a significant, adverse impact on the visual amenity of the surrounding area, including landscape and townscape.

We feel, the proposed change of use [within the same Use Class] is an ideal and appropriate use in this location and will not result in an adverse impact on the visual quality and amenity of the Local Environment. We actually feel that it will have a positive impact on the Local Environment by creating a much-needed resource for the looked after children.

The house will remain as a single household residence, and Town and Country Planning (Use Classes) Order 1987 (England) (as amended), we feel it will fall within the same C3 Dwelling houses Use Class, albeit a Change from C3(a) to C2.

C3(a) states 'a single person or family' [forming a single household].

C3(b) states 'up to six people living together as a single household and receiving care'. This falls within the same use class C3.

There will be up to 4 children or young people, living with trained specialist care workers with a minimum of 2 full time resident carers overnight [1 sleeping], and 3 full-time residential carers during the day. The carers will work shifts, and seamlessly transfer to ensure continuity, and physical and mental security for the children. The Applicant has significant experience in establishing and operating as a children's residential care provider as well as senior experience in the health and social care sector. The staff team will be qualified, as required, by the Children's Homes Regulations and meet the standards set by OFSTED.

Due to the above, and the other matters highlighted in this Design & Access/Planning Statement, we feel that our proposals should therefore be granted.

Planning Need

There is a vital need in the community [and throughout the country] for this type of use/ accommodation for children/young people. The pandemic has placed additional pressure on the social care sector and the increased numbers of children who have been placed in local authority care are in need of safe, family-centred, nurturing homes based in safe neighbourhoods.

Local Economy

The care home will be will likely give employment over the week to the equivalent of 10 number [usually local] people, therefore helping to contribute to the local economy. Staff will work shifts, and these will handover seamlessly, to ensure no disruption to the children or the neighbours. They will also rely on external agencies to monitor and ensure that the home is functioning in line with regulation, guidance and legislation in meeting the needs of the children, staff and also that of the local community.

Neighbourhood

The home will be treated as a family household, and the staff will have the relevant qualifications and a wealth of experience to manage children in their care.

The children will be expected to attend local educational provision, where appropriate and available. Additionally, to occupy the children, after school and at the weekends, there will be structured after school groups and sports clubs, that they will be encouraged to be involved in, should they wish to.

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The home will provide in-house entertainment and education media in the form of the internet, computers, gaming consoles, board games, books, magazines and newspapers etc for the children to use. Each child will be encouraged to be an active and positive member of the community and be supported to have values of a good citizen and neighbour. The staff team will have the role of 'corporate parent' and be active in engaging, motivating and working with the child to ensure that they have increased positive outcomes for their life when they leave care. They will have care plans which will ensure that when they leave care that they are independent. The children will be encouraged to model positive behaviour and supported to deal with issues of trauma as the home will work with other appropriate agencies who are able to provide specialist support in this area.

Planning Policy

Burys Unitary Development Plan [UDP] is used in referencing for the following items. The UDP is guide for the future development or protection of land in the Borough. The UDP promotes the provision of a variety of house types and accommodation to meet the needs of residents, including the provision of Special Needs Housing.

Policy H4/2 sets out that Special Needs Housing should be conveniently located for shops and services and should provide the necessary car parking and amenity space required for such uses. As stated elsewhere in this document, the house will be able to accommodate on road car parking or bicycle parking in the rear garden and is likely to be less than a normal family household.

Policy CF3 - Social Services - states that Bury will consider favourably proposals for the provision of new and improved social services and facilities for children, young people, elderly people and people with mental and/or physical handicaps or illnesses. The UDP says that people will be encouraged to live in the community rather than in large institutions, and this is what we are proposing.

Policy CF3/1 - Residential Care Homes and Nursing Homes - this policy states that these will be located in residential areas and will be permitted where they do not conflict with the amenity of adjoining areas. Again, this is what we are proposing, as the house will be run as a family home and would be regulated by OFSTED and inspected by the relevant Children's Services Sections.

It has been demonstrated above that the proposed development complies with the provisions of the Development Plan. As it meets with Section 38(6) of the Planning and Compulsory Purchase Act 2004 the application should be approved unless material considerations indicate otherwise.

Other Material Considerations

We feel that the home will meet Local Policy, so should therefore be granted. However, **Section 38(6) of the Planning and Compulsory Purchase Act 2004** requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

National Planning Policy & Guidance (NPPF)

The NPPF sets out the Government's planning policies for England and how they should be applied.

Paragraph 1 says that: *"The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied."*

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Paragraph 8 of the NPPF defines 'sustainable development' as: *"three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so opportunities can be taken to secure net gains across each of the different objectives):*

- 1. An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.*
- 2. A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present 12 and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and supports communities' health, social and cultural well-being; and*
- 3. An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources and prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy".*

Paragraph 127 states that planning policies and decisions should ensure that developments:

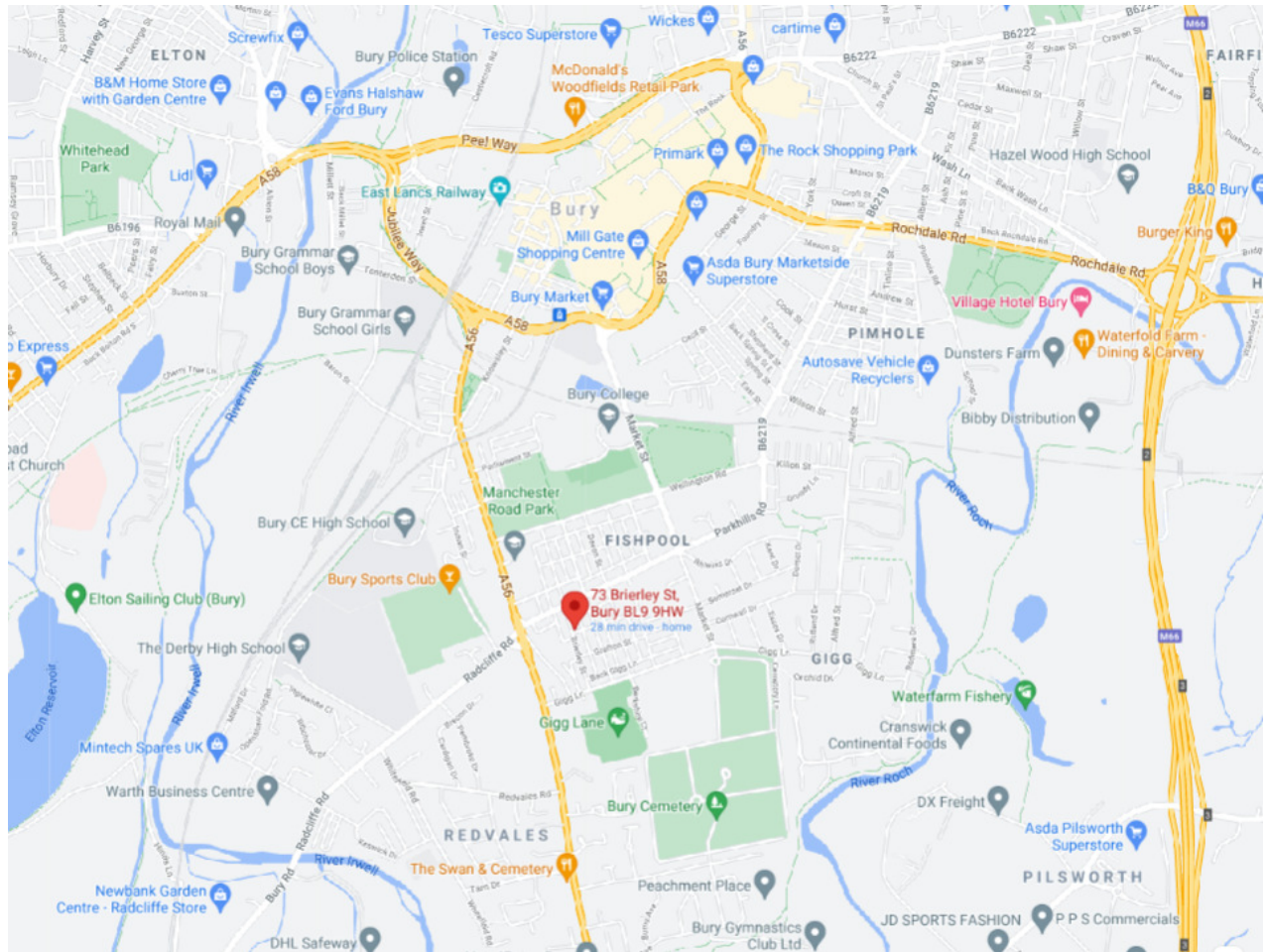
- 1. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- 2. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- 3. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- 4. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- 5. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;*
- 6. create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that: *"where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise".*

Our proposals are compliant with the provisions of the Development Plan and those material considerations identified also support the proposed development.

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3.0 Conclusion

The proposals will provide a vital need in the community for this type of accommodation, with minimal disruption.

The intention is to create a residential children's home for up to 4 looked after children or young people, with a minimum of 3 full-time residential carers, 1 sleeping overnight.

The aim is to live as a single household, within the existing 5 bedroomed family home, so there will not be any extra strain on resources such as waste disposal, or car parking etc.

Planning Policy and Guidance at a National level and the other material considerations, the proposals comprise high quality, sustainable development and should be approved.

We feel that the house is ideal, in size and location, and feel that this Application should therefore be granted.