

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 14/04/2026	Ref: 72919/LDCP
Registration: 03/03/2026	LDfC:	Expiry Date: 28/04/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed use of a dwellinghouse (Use Class C3(a)) as supported residential accommodation (Use Class C3(b))

Location: 31 Roch Crescent, Whitefield, Manchester, M45 8LP

Description

Lawful development certificate for proposed use of a dwellinghouse (Use Class C3(a)) as supported residential accommodation (Use Class C3(b)).

Relevant Planning History

None

Publicity

n/a

Statutory/Non-Statutory Consultations

n/a

Pre-start Conditions - Not relevant

Development Plan and Policies

Issues and Analysis

The property would be a 4 bedroom semi-detached dwelling.
There would be three adults residing in the dwelling supported by two members of staff at all times.

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

In this case, the care staff would not be permanently resident but would 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 however the proposed residents would be adults. In determining whether the residents will live together as a single household, the Local Planning Authority (LPA) have looked at the facts set out in the covering letter which has been submitted.

The proposed residents would be three adults with learning difficulties, care leavers and individuals with mental health difficulties to support their transition to independent living providing a safe and supportive environment where individuals can develop essential life

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skills, develop social and interpersonal skills and gain independence.

The aim of the accommodation is to aide the residents to gain skills for independent living or returning to the family home.

They would be expected to cook meals, carry out household chores and share amenities, supported and assisted by care staff as required.

The current use of the property as a dwellinghouse falls under Class C3(a). As stated by the applicant, the proposal would not involve more than six adults living together as a household with an element of care.

The proposed change of use from dwellinghouse C3(a) to home for 3 adults 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:

<u>Case Officer</u> JT 14/4/26	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
		DM 16.04.2026	