

Unity Supported Living Services Ltd

Planning Statement

Application for Change of
Use from Dwelling House
(Class C3) to Class C3b

5 Rainsough Brow, Prestwich, M25 9SU

January 2026

INTRODUCTION

The statement has been prepared by NK architectural services to support an application by Unity Supported Living Services Ltd for the change of use of the existing large, detached dwellinghouse at 5 Rainsough Brow, Prestwich, M25 9SU to Use Class C3(b). The proposal is to provide supported living accommodation for up to six adult residents.

The property will continue to function primarily as a domestic dwelling while residents receive housing-related support designed to promote independence, wellbeing, and integration into the community. No external alterations are proposed, ensuring that the residential character of the property is maintained.

PROPOSAL

The application proposes occupation of the property by up to six residents, living together as a single household, with housing related support provided primarily via visiting staff.

Support services will include:

- Tenancy sustainment
- Independent living and life skills development
- Budgeting and money management
- Wellbeing and community engagement

To accommodate the occasional need for increased temporary staffing, the property includes a dedicated office for staff use and key worker sessions. This ensures that support can flexibly meet resident needs while maintaining the residential nature of the property.

No regulated personal care will be provided, meaning the property remains within Use Class C3(b).

SITE DESCRIPTION AND ACCESSIBILITY

The property is a large detached house set in its own grounds, well back from the main road. Access is via a private driveway, leading to ample off-street parking for six vehicles or more and extensive gardens. The combination of being set back from the road and surrounded by grounds ensures privacy for residents and minimal impact on neighbouring properties.

PARKING

The property benefits from ample off-street parking for residents, staff, and visitors, including space for six vehicles or more, ensuring minimal impact on the surrounding area.

PRIVATE GARDENS AND OUTDOOR SPACE

The property features extensive gardens, providing residents with opportunities for:

- Outdoor recreation and relaxation
- Social interaction
- Gardening and leisure activities

The large grounds enhance resident wellbeing and support independent living in a homely environment.

LOCAL AMENITIES AND PROXIMITY TO HEATON PARK

The property is located in a residential area with access to local amenities, including:

- Shops, supermarkets, and cafés
- Health services and GP surgeries
- Community facilities and public transport links

Additionally, the site is close to Heaton Park, providing residents with opportunities for walking, recreation, and engagement with nature, promoting physical and mental wellbeing.

PLANNING POLICY CONTACT - USE CLASS C3 (b)

Use Class C3(b) applies to “people living together as a single household and receiving care or support.” Supported living accommodation for up to six residents is widely recognised as falling within this use class, provided that:

- The accommodation functions primarily as a home
 - Regulated personal care is not delivered
 - Residents live together as a single household
- The proposal complies with national and local planning policies regarding supported housing and residential amenity.

IMPACT ON RESIDENTIAL AMENITY

The property’s location within its own grounds and set back from the main road ensures that activity associated with the supported living use will have no impact on neighbouring properties. Key considerations include:

- The majority of support is provided via visiting staff, with occasional temporary staffing accommodated within the office space.
- Temporary staff presence will be managed to avoid disruption.
- The property remains domestic in appearance, with no external alterations required.
- Ample parking for six vehicles or more and large grounds further mitigate potential impact on local street parking and neighbours.

Overall, the use is comparable to that of a large family household and will not generate undue noise or activity.

SOCIAL VALUE AND COMMUNITY BENEFIT

The proposed supported living use will deliver significant social value, including:

- Safe, secure housing for adults who might otherwise struggle to live independently
- Support to manage tenancies and develop life skills
- Opportunities for residents to engage in local amenities and green spaces
- Promotion of independence, wellbeing, and inclusion within the community

LEGISLATION AND POLICY

The proposal complies with the following:

- National Planning Policy Framework (NPPF, 2021): Supports sustainable housing and housing for vulnerable groups.
- Town and Country Planning (Use Classes) Order 1987 (as amended): Class C3(b) covers up to six residents living together receiving support.
- Bury Local Plan 2019–2039 Policies H2, L1, HC1/HC2: Supports residential development for vulnerable adults while protecting neighbourhood amenity.
- Supported Housing Guidance: Confirms small-scale supported living with visiting staff is compatible with domestic use and does not constitute a change to institutional care (C2).

CONCLUSION

The proposed change of use to Class C3(b) supported living accommodation at 5 Rainsough Brow is:

- Compatible with the character of the neighbourhood
- Supported by ample off-street parking for six vehicles or more and extensive private gardens
- Well-located near local amenities and Heaton Park
- Designed to provide high social value while maintaining residential amenity
- Activity within the property will have no impact on neighbours due to its detached setting and private grounds

On this basis, Unity Supported Living Services Ltd respectfully requests that planning permission for the change of use be granted.

