

# Planning Statement

## 80 Eric Street, Oldham, OL4 1NA

### Change of use from Class C3 to Class C2

#### SITE

The application relates to No. 80 Eric Street, a mid-terrace 4-bedroom residential property located in Oldham, with existing living accommodation spread over 3 storeys, with a small garden to the front and a surfaced yard to the rear. The surrounding area is residential, mainly consisting of two-storey terraced housing.

#### PROPOSAL

This application seeks planning permission for the change of use of the property from planning use class C3 to planning use class C2 to allow its use as a children's home. The home will accommodate three children and will be staffed on a rota system with a separate staff bedroom provided. A member of caring staff will be present on site at all times.

#### RELEVANT PLANNING POLICY

The following policies are relevant to the determination of this proposal.

- Local Plan Policy 2 - Communities
- Local Plan Policy 5 - Promoting Accessibility and Sustainable Transport Choices
- Local Plan Policy 9 - Local Environment
- Local Plan Policy 11 - Housing
- Local Plan Policy 20 – Design

Advice contained within the National Planning Policy Framework (NPPF) is also relevant.

#### PLANNING POLICY ANALYSIS

Local Plan Policy 2 states that the Council will support developments that seek to create sustainable communities and promote community cohesion throughout the borough. The site presents an ideal location for a children's home to integrate with the local community and provide the children with access to parks and sport courts that are within walking distance, as well as schools, local shops and other services.

Local Plan Policy 5 states as a minimum, new minor development should achieve 'low accessibility'. This is defined as being within approximately 400 metres of a bus route with a service, or combination of services.

The proposed development would be a short walk from a number of bus stops on Lees Road, Greenacres Road and Oldham Way, as well as a Metrolink station at Oldham Mumps, as such the property is considered to be in a sustainable location and to meet the requirements of this policy.

Local Plan Policy 9 seeks to protect and improve local environmental quality and amenity.

The site is ideal for the proposed use as a children's home and will not conflict with the established character and appearance of the area. As the property will accommodate a maximum of three children, along with one or two members of support staff, the home is not likely to generate any more noise or disturbance than would be associated with the existing four bedroom dwelling. As such, the proposal will not have an adverse impact on the amenity of occupants to the surrounding dwellings in terms of noise, reduction in privacy or safety & security.

There is no off-street parking to the property and no opportunity to provide any, however, the development will not increase levels of traffic due to the small number of staff that will be present on site at any one time and the accessible location of the site close to public transport links. The level of vehicle movements associated with the home will not be any more than would be expected with the existing four bedroom dwelling.

Planning Statement  
80 Eric Street, Oldham, OL4 1NA  
Change of use from Class C3 to Class C2

PLANNING POLICY ANALYSIS (continued)

Local Plan Policy 11 states that all residential developments must deliver a mix of appropriate housing types, sizes & tenures that meet the needs and demands of the borough's urban and rural communities. Whilst there is an identified housing need in the borough, the policy does not restrict the change of use of existing residential properties to other uses. Given the nature of the property, and its suitable, sustainable location, it is considered that the principle of the proposed development is acceptable.

Local Plan Policy 20 requires a high standard of design in all new developments. There will be no external changes required to the dwelling in order to accommodate the children's home, therefore there will be no change to the appearance of the property or the visual amenity of the area. The occupants of the development will have access to comfortable living accommodation with rooms and amenities of a size suitable to their needs, including a small enclosed surfaced yard/ garden to the rear of the property.

CONCLUSION

The proposed change of use will not impact the existing character and appearance of the existing residential area. It will provide quality living accommodation for three children, along with support staff, and will not have any significant adverse effect on the amenity of the occupants of neighbouring properties. The proposed change of use of the property will result in minimal changes to the overall function of the property and the level of activities associated with it.

In view of the above, it is considered that the benefits of the development outweigh any potential harm caused and the development accords with the Oldham Local Plan and the NPPF. Therefore it is considered that the application for the proposed change of use of the dwelling from class C3 to class C2 is acceptable and as such it is requested that planning permission is granted.