



1b Quarry Street Stalybridge SK15 1SE

Statement to Support Lawful Development Application

'LAWFUL DEVELOPMENT CERTIFICATE FOR USE AS SUPPORTED ACCOMMODATION FOR
1 YOUNG INDEPENDENT PERSON'

Introduction

I write to you on behalf of Safe Hands Care & Support as they look to confirm the use of 1b Quarry Street, Stalybridge SK15 1SE which has an existing class use off C3(a), the proposal includes lawfully classified as use Class C3(b) under permitted development rights due to no material change.

SCHSS already have a long term invested interest in the property and look to obtain a Certificate of Lawful Development as part of their due diligence and to help ensure that SCHSS meets all the necessary planning requirements in order to be able to successfully achieve Ofsted registration at a later date.

Safe Hands Care & Support Services

Experience tells us there is a crucial transitional phase in a child's life as he or she moved into adulthood. It is critical this time is used to prepare young people for a life of independence and to guide them towards the opportunities and to guide them towards the opportunities that will bring them success in life. Children that do not receive the correct guidance at this stage, in most cases through no fault of their own, find themselves with futures that are filled with difficulties, lack of opportunity and often result in homelessness and crime.

Semi Independent care services such as SHCSS look to bridge that gap. The young people SHCSS caters for often include young people from broken households which lack the necessary level of care required for a child's wellbeing and young people who have come through the social care system and are now reaching the age of early adulthood with ages ranging from 16/22 years old. SHCSS look to accommodate young people from these backgrounds and place them within a stable safe home environment which encourages their personal wellbeing and development whilst providing them basic fundamental skills which is needed for life as a young adult. In addition to safeguarding, some of the skills taught include;

- Maintaining personal health, wellbeing & hygiene.
- Managing finances and budgeting
- Use of public transport systems
- Directing them towards education and career development
- Searching & Applying for new jobs

SHCSS look to bring care and support services into areas which can benefit these young people and provide long term stable environments with access to opportunities such as work and education that may not have been available to these young people previously, Below reads a personal statement from the owner,

'We have highlighted in order for young people to move forward towards a life of independence and opportunity which is vital to put them within environments that allow them to prosper and give them direct access to the opportunities that are available whether that be educational advancements or beginning their journey on the career ladder. Our duty is to provide these young people with the necessary skill set which will allow the transition into adulthood.'

SHCSS through their experience have highlighted 1b Quarry Street, Stalybridge SK15 1SE as a property which meets the company's property standards criteria, it is not only in an area which presents opportunities for work and education, it also has privacy and security features from the public and neighbouring properties.

It is likely those young people with the way and means to get a car would likely not benefit from the care services that SHCSS offers, with those who are able to develop themselves to a position which gives them the skills and financial capabilities to purchase a car, this would indicate a young person is coming to the end of their development with SHCSS and should be referred into follow on care accommodation.

Change of Use Under Permitted Development

In order to define the correct class use and requirements for planning permission, I refer you to the definition of use class C3(b).

C3 Dwelling House - C3(b) covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems

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Conclusion

In conclusion it is maintained that a certificate defining lawful use be granted as both the existing and proposed use do not constitute a 'material change' and would not amount to a development as defined by 55(2)(f) of the Town and Country Planning Act. Whilst there may be identifiable differences, it would be very difficult to define those differences as being 'material changes' to what could be expected from the flexible characteristics and impacts of a lawful dwellings house.

It is hereby requested that a Certificate of Lawful Development be granted for the use of 1a Quarry Street, Stalybridge SK15 1SE for the change of use from C3(a) to C3(b) without the requirements for traditional planning systems as there has been no material change has taken place.