

ITEM 6 (iv) - ADDENDUM REPORT

<u>Application Reference</u>	DC/092780
<u>Location:</u>	2 Greenhythe Road, Heald Green, Cheadle, Stockport, SK8 3NS
<u>PROPOSAL:</u>	Change of use from dwelling (C3) to a residential care home (C2) to provide accommodation for a maximum of three young people and widening of existing crossing, provision of car/cycle parking.
<u>Type Of Application:</u>	Full Application
<u>Registration Date:</u>	26.07.2024
<u>Expiry Date:</u>	Extension of Time agreed
<u>Case Officer:</u>	Dominic Harvey
<u>Applicant:</u>	S & M Care Ltd
<u>Agent:</u>	A.E. Planning Consultants

UPDATE FOLLOWING RELEASE OF NEW NATIONAL PLANNING POLICY FRAMEWORK DECEMBER 2024

Members are required to note that a new version of the National Planning Policy Framework was released by the Government on the 12th December 2024. Therefore, this is now a material consideration in the consideration of this planning application, as it is yet to receive a final decision.

The main items of note from the new planning policy document in relation to this application are as follows:

Looked after children

Para 62. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

Para 63. Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children²⁶; older people (including those who require retirement housing, housing, with-care and care homes); students; people with disabilities; service families; travellers²⁷; people who rent their homes and people wishing to commission or build their own homes²⁸.

²⁶ Evidence of need for looked after children can be found in the relevant local authority's Children's Social Care Sufficiency Strategy.

Updated Paragraph Numbers for the new NPPF

The relevant paragraphs in this case are now as follows:

Introduction: - Paras 1, 2, 3

Chapter 2: Achieving Sustainable Development – Paras 7, 8, 11

Chapter 4: Decision-Making – Paras 39, 48

Chapter 5: Delivering a sufficient supply of homes - Paras 61, 62, 63

Chapter 8: Promoting healthy and safe communities – Para 96
Chapter 9: Promoting Sustainable Transport – Paras 115, 116, 117
Chapter 11: Making Effective Use of Land – Para 124
Chapter 12: Achieving Well-Designed and Beautiful Places – Para 135

OVERALL PLANNING POLICY CONCLUSION

To conclude, having considered the proposed development against the new National Planning Policy Framework (NPPF) policies outlined above, the proposals are considered to comply with the Local Development Plan and the new National guidance now published.

In the context of overall housing need where Stockport cannot demonstrate a 5-year supply of housing (1.77 years) para 63 of the NPPF provides a requirement to take account the housing needs for different groups in the community including amongst others looked after children. Overall, given the balance of factors the change of use to a children's home would not undermine the aims and objectives of Policy HP1.3 and in principle amounts to a wholly appropriate use within a predominantly residential area under the provisions of Policy CDH1.3.

Notwithstanding that over-supply and/or a concentration of children's homes within a particular locality could theoretically impact on the character of an area and the amenities of neighbouring residents, Stockport's Local Development Plan does not include any policy which requires consideration of restricting the number of children's homes, and in the absence of national planning policy/guidance regarding over-supply withholding permission on such grounds of over-supply could not be sustained.

Overall, when the range of considerations are weighed in the overall planning balance there are no adverse impacts which would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole. The proposal amounts to Sustainable Development in accordance with the Development Plan, where Section 38(6) requires the grant of permission subject to conditions.