

## Planning Statement

5 Cross Firs Street  
Paddock  
Huddersfield  
HD3 4EN

## Introduction

Our client, Meadows Care Ltd, is a specialist provider of care, therapy and education operating 16 small homes housing 2 or 3 children and their care staff. All of their homes are Ofsted registered.

Our client proposes to open a new home at the above address.

## The Property

5 Cross Firs Street is a large detached dwelling situated in the predominantly residential area of Paddock, Huddersfield. It has 5 bedrooms, 2 reception rooms plus a kitchen/dining, library and conservatory as well as toilets and bathrooms. There is a separate annexe building which has been used as a garden room/office.

External hard standing provides parking for up to 8 cars.

## Proposed use

The aim of our client is to create a domestic environment for young people where they can also receive education and therapeutic care as necessary. This requires a large residential property in order to provide adequate sleeping and living accommodation which allows a degree of privacy for residents as well as separate education/therapy rooms.

The character of the building will remain residential with the young persons living permanently at the address and care staff operating a 24 hour shift cycle with change over at 10.00 am daily. Three children/young people will be accommodated and this will require a total of eight full time staff with two staff staying overnight. All rooms within the main house will continue to be used as they currently are whilst the garden building will be used for education purposes.

## Appendix 1 – Photographs

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Photo 1 Main house



Photo 2 Main house and garden annexe

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Photo 3 Main house

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