Sent: Monday, August 12, 2024 12:37 PM

Subject: Objection to Planning Application No: 2024/CLD/91725/E

FTAO: Chris Cockroft

Good Morning,

I am aware that today is decision day but hope that this reaches you for consideration prior to the decision. If not, please consider it as a basis for the appeal which the neighbours intend to make. Firstly, please give due consideration to my summary of the points below:

1: I have today spoken to Ofsted, and they assure me that consideration of Fire Escapes should be included in the suitability of the home. One of the five bedrooms required is in the roof space with no fire escape. Whether bedroom 5 is used for a member of staff (workforce regulations) or a "cared for" child, there will be either 2 or 3 people below with chargers on lithium battery items, many of which will not be routinely PAT tested as young people swap, change and buy from unscrupulous sources their charges. This fire risk in a

building with a potentially trapped victim sleeping in the loft is unacceptable whether it is a child or a member of staff.

2: Further to paragraph 1, there is a single mother with 2 small children in the adjacent house to this semi-detached property, and they will also be vulnerable to the fire risk above. In addition to this, the walls between the properties are paper thin meaning that the sounds of any difficult situations that could be anticipated from children with behavioural problems.

3. Please see the attached email from MP Kim Leadbeater's office confirming that Viv Kendrick, the Councillor in charge of Children's Services had no knowledge of this application. Whilst it is a private entity, I would have expected that this was at best a courtesy to inform her and at worst a procedural error. Please can you confirm which applies.

4: The floor plan on the building, does not match the floor plan on the planning application 2007/92007 for extensions meaning that the alterations to the house were not permitted. For the purpose of explanation, the rooms have been labelled as per the floor plans attached (Wilcock, 2024), based on the recent house sale.

(i) Floor one: The bathroom is smaller than agreed and the portion of it that encroached into the kitchen has been removed.
(ii) Floor one: Access from the kitchen to the living room has been blocked to create storage space. This has blocked where the bathroom door was sited and the sales details do not show whether it has been moved to the office or the kitchen, but it is not where the plans agreed it.
(iii) Floor one: The load bearing wall (assumed) between the kitchen and dining area has been removed. There is no record of building approval to do this and bearing in mind it is supporting 5/6 bedrooms on the two floors above this is dangerous.
(iv) Floor two: The agreed bathroom that encroached into bedroom 3 has been changed to a smaller shower room different to planning application and no longer encroaches into bedroom three.
(v) Floor two: The agreed en-suite bathroom in bedroom 3 has been either removed or not built and the load bearing wall (assumed) moved without any published planning approval despite weight bearing 1 confirmed bedroom above and 1 bedroom/storeroom.

5: There has been no application for planning permission to convert the loft space to one bedroom and one bedroom/storeroom. Although this can be classed as a permitted development, because this is a semi-detached house, even with the crudest and most favourable calculation taken from the floorplan, this created around 95 cubic metres of extra space which is greatly in excess of the 50 cubic metres maximum that does not require planning permission.

6: The suitability for a children's home has not considered the majority of factors needed to be considered: parking, demographics of the community, public transport access, local amenities access, vulnerability of neighbours, parking, proximity to main roads, health services and access to religious services.

7: 3 households that we know of, have already had visits from the vendor threatening violence and legal action if we do not stop objecting to this proposal and his sale falls through. 2 of them have been reported to the Police and the victim of the third has been advised to contact the Police. The 2 that have been reported, have had their original accounts taken by a Police Officer and are awaiting appointments to take statements. The vendor has accused us of being unsympathetic to vulnerable children, which is not the case but suitability of site is a protection issue for the children and the neighbours.

All content in this email is correct to the best of my knowledge subject to availability on Kirklees Metropolitan Borough Council website and Rightmove. All information has been accessed via the internet and is intended solely for the purpose of informed decision making by the appropriate officer.

22 Manor Park,
Mirfield,

West Yorkshire.
WF14 0EW

References

Wilcock & Co,, 2024, *Check out this 5 bedroom semi-detached house for sale on Rightmove*. Accessed 12 August 2024. URL: https://www.rightmove.co.uk/properties/148461752#/?channel=RES_BUY