

Case officer: Edward Cheseldine  
Kirklees Planning and Development Services  
PO Box 1720  
Huddersfield  
HD1 9EL

7 Hoylake Avenue  
Fixby  
Huddersfield  
HD2 2NT

16<sup>th</sup> January 2025

Dear Mr Cheseldine,

**Subject: Petition & Objection to Planning Application No:2024/62/93479/W dated 31/12/2024  
Relating to 11 Hoylake Avenue, Fixby, Huddersfield. HD2 2NT Change of Use from C3 to C2  
Children's Home**

I am writing as the representative of the Hoylake Avenue Residents to Petition and Object to the Planning Application referenced above. This is supported by a petition signed by the residents who object to the proposed planning application.

We the Residents of Hoylake Avenue Fixby Huddersfield HD2 2NT object to the above **Change of Use from C3 to C2 Children's Home** on the following grounds.

**Background Information**

- The applicant Muhammad Imran is not the current property owner.
- The owners of the property are Amrik Singh & Kulwant Kaur.
- The property is not currently occupied, and is for sale/rent with agents Reeds Rains
- The land is Leasehold with Thornhill Estates as are other properties in that area. The Deeds covenants have restrictions, including operating a Private Business on this property and land.
- The applicant Muhammad Imran already has a Children's home at 45 Kennedy Avenue Fixby.
- Not aware of any applications to KMC or OFSTED to register a children's home.
- No Statement of Purpose & Function Defined in the plan or registered with KMC.

**Property Suitability for Children's Home (Modifications Required)**

- Parking for six vehicles seems to be not practical given space available.
- All bathrooms require ventilation to prevent damp and mould.
- Kitchen Lounge small for number of people resident plus visitors.
- The conservatory has no heating and therefore not practical to live in.
- Residential manager bedroom not defined on plan.
- Number of children age range and typical length of stay not defined.
- Garden area at the rear of property seems small for children play area.
- Security and fire alarm system not defined for children's home.

**Traffic Congestion Parking & Safety Concerns**

Hoylake Avenue is a narrow Residential Street with 16 Detached Bungalows. The proposed parking is unsuitable for Staff having to shuffle Cars around at the beginning and end of each shift causing disturbance to other Residents at all times of the day and night. Reversing out of the drive comes with blind spots due to the incline at the top of the drive. Also, the construction of the drive is high at the top which causes vehicles to catch underneath causing the last Renters of the property to park

on the street. This will lead to on road parking by staff and service providers as the will not wish to damage their vehicles, which may cause congestion, more traffic flow and movement on the street.

### Operating Hours

Supporting Information defines the Operating Hours which are 8am to 8pm but then goes on to explain that there will be one member of Staff on Duty overnight, so this clearly is a 24/7 Children's Home.

### Impact to Resident of Hoylake

Majority of the Residents on Hoylake Avenue are over 75 years old with their own Medical and Physical issues. These people need peace and tranquillity which the proposed business can detract from. The Residents of Hoylake Avenue feel very vulnerable to the unknown of what impact this Children's home will have on their daily lives and have expressed concerns for their safety.

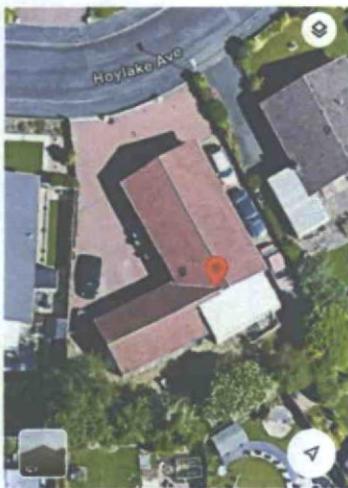
### Waste

11 Hoylake Avenue will be Commercial premises and therefore produce commercial waste and clinical waste. Therefore, a waste storage and collection plan require to be defined.

### Property Perimeter Security & Neighbourhood Impact

The property is not secure around the perimeter and is of concern to the properties that are near 11 Hoylake Avenue, and this includes residents on Gleneagles Way where the gardens at the back of the property join.

The Trees on the perimeter of the back garden at number 11 Hoylake Ave is a concern for the Residents. This affects several residents in the area. Also, a further concern to the residents is the installation of the cameras and any external lighting to the outside of the building leading them to believe they are no longer safe in their own homes and this Children's Home potential could bring anti-social issues.



**Yours Faithfully**

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**Petition & Objection to Planning Application No:2024/62/93479/W dated 31/12/2024**  
**Relating to 11 Hoylake Avenue, Fixby, Huddersfield. HD2 2NT**  
**Change of Use from C3 to C2 Children's Home**

Hoylake Avenue Residents Objecting to Planning Permission			
#	Name	Address	Signature
1			
2			
4			
5			
8			
12			
7			
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9			
10			
13			
6			
14			
15			
16			
17			

Planning Application: 2024/62/93479/W

11 Haylake Avenue

Relevant information obtained.



Offers in Region of

**£395,000** ⓘ

Added on 13/09/2024

MARKETED BY

**Reeds Rains, Huddersfield**

23 Market Place, Huddersfield, HD1 2AA



PROPERTY TYPE

Bungalow

BEDROOMS

4

BATHROOMS

4

Call agent

[Request details](#)



1

+6

## Key features

- Generous 4 Bedroom Detached True Bungalow
- Includes 4 Bedrooms, 3 With En-Suite & Family Bathroom
- Stylish Modern Fitted Kitchen And Bathrooms
- Extensive Parking With Large Drive and TRIPLE GARAGE
- Has Undergone Numerous Improvements By Current Owner
- Stylish OPEN PLAN KITCHEN/DINER/LOUNGE
- Generous Corner Plot With Enclosed Gardens
- FULL INSPECTION ESSENTIAL

## Description

A HUGELY DECEPTIVE 4 bedroom DETACHED TRUE BUNGALOW which occupies a GENEROUS CORNER PLOT with EXTENSIVE PARKING and a TRIPLE GARAGE within this DESIRABLE RESIDENTIAL LOCATION. FULL INSPECTION ESSENTIAL.

Having undergone numerous improvements by the current owner, this GENEROUS PROPERTY is ideal for families or couples alike and provides a most comfortable interior READY TO MOVE INTO. Including an impressive OPEN PLAN Living/Kitchen/Diner fitted with a STYLISH KITCHEN, a GENEROUS uPVC CONSERVATORY, 4 GOOD SUIZED BEDROOMS (3 WITH EN-SUITE'S) and FAMILY BATHROOM. Externally, a large BLOCK PAVED DRIVEWAY and TURNING AREA provides EXTENSIVE PARKING FOR NUMEROUS CARS in addition to an ATTACHED TRIPLE GARAGE. Tucked away along a pleasant side road, amongst similar style homes, the property is also well placed for access to Huddersfield Town Centre and the M62. **AVAILALE WITH NO VENDOR CHAIN.**

**IMPORTANT NOTE TO POTENTIAL PURCHASERS & TENANTS:** We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. **POTENTIAL PURCHASERS:** Fixtures and fittings other than those mentioned are to be agreed with the seller. **POTENTIAL TENANTS:** All properties are available for a minimum length of time, with the exception of short term accommodation. Please contact the branch for details. A security deposit of at least one month's rent is required. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Payment of all utilities including water rates or metered supply and Council Tax is the responsibility of the tenant in most cases.

HUD240512/2

## Property Description

Having undergone numerous improvements by the current owner, this GENEROUS PROPERTY is ideal for families or couples alike and provides a most comfortable interior READY TO MOVE INTO. Including an impressive OPEN PLAN Living/Kitchen/Diner fitted with a STYLISH KITCHEN, a GENEROUS uPVC CONSERVATORY, 4 GOOD SUIZED BEDROOMS (3 WITH EN-SUITE'S) and FAMILY BATHROOM. Externally, a large BLOCK PAVED DRIVEWAY and TURNING AREA provides EXTENSIVE PARKING FOR NUMEROUS CARS in addition to an ATTACHED TRIPLE GARAGE. Tucked away along a pleasant side road, amongst similar style homes, the property is also well placed for access to Huddersfield Town Centre and the M62. **AVAILALE WITH NO VENDOR CHAIN.**

## Ground Floor

### Side Entrance

A uPVC Door opens directly into the open plan Living/Kitchen area.

### Open Plan Living/Dining.Kitchen

24ft x 18ft 9ins (overall measurement) - A delightful and generous OPEN PLAN LIVING/DINING/KITCHEN area's which does provide distinctive area's for both Living and Dining and offers an ideal space for entertaining. The room is partially divided with a selection of base kitchen units and a large Breakfast Bar. The Living Area includes an electric fire with tiled surround, three double radiators, two uPVC double glazed windows and uPVC Sliding Patio doors which open directly to the Conservatory.

### Kitchen

Fitted with an extensive selection of stylish wall and base units with gloss black door fronts and a working area incorporating a stainless steel sink and drainer with mixer taps above. Including an integrated double oven with 5 ring halogen hob and extractor hood above, integrated dish-washer, fridge and

freezer. The work surface extends to create a large Breakfast Bar and a partial division between the Kitchen and Reception area's.

#### Conservatory

21ft 2ins x 12ft 2ins - A delightful addition to the original design, this generous uPVC Conservatory is constructed on a cavity base with a useful externally accessed store room extending beneath. The room is fitted with laminate flooring, a double radiator and uPVC French doors opening to the rear garden.

#### Inner Hallway

Providing access to all bedrooms and house bathroom.

#### Bedroom 1

11ft x 8ft 8ins - Neutrally decorated and fitted with a recessed wardrobe, a double radiator and a uPVC double glazed window.

#### En-Suite Shower Room

8ft 5ins x 2ft 7ins - Fitted with a stylish modern white three piece suite comprising Shower Cubicle, low flush WC, hand wash basin and a single radiator.

#### Bedroom 2

11ft 8ins x 8ft 4ins - Neutrally decorated and fitted with a recessed wardrobe, a double radiator and a uPVC double glazed window.

#### En-Suite Shower Room

8ft 8ins x 2ft 7ins - Fitted with a stylish modern white three piece suite comprising Shower Cubicle, low flush WC, hand wash basin and a single radiator.

#### Bedroom 3

11ft 10ins x 8ft 4ins - Neutrally decorated and fitted with a recessed wardrobe, a double radiator and a uPVC double glazed window.

#### En-Suite Shower Room

8ft 6ins x 2ft 7ins - Fitted with a stylish modern white three piece suite comprising Shower Cubicle, low flush WC, hand wash basin and a single radiator.

#### Bedroom 4

11ft 1in x 8ft 7ins - Neutrally decorated and fitted with a recessed wardrobe, a double radiator and two uPVC double glazed windows.

#### Family Bathroom

8ft 7ins x 5ft 10ins - Fitted with a stylish modern white three piece bathroom suite comprising panelled bath with overhead shower and side screen, low flush WC, pedestal wash basin, ceramic wall tiling, a single radiator and a uPVC double glazed window.

#### Outside

Occupying a generous corner plot there is a larger block paved driveway and turning area at the front of the house providing ample parking for numerous vehicles. A further pebbled driveway extends to the side offering further parking is required. An established lawn extends to the rear and is screened with hedging. Attached to the property there are THREE GARAGES. The garages are all separate and one include the central heating boiler, power, lighting and plumbing for an automatic washing machine.

#### Tenure & Council Tax Band

Freehold Council Tax Band - D

#### Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

#### Brochures

[Web Details](#)

[Full Brochure PDF](#)

COUNCIL TAX ⓘ

Band: D

PARKING ⓘ

Yes

Hoylake Avenue, Fixby, Huddersfield, West Yorkshi...

£395,000



## Floorplan



## Floor Plan

Total floor area 171.0 sq. m. (1,841 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)



**GOV.UK**

Search for land and property information

## Title register for:

**11 Hoylake Avenue, Huddersfield, HD2 2NT (Leasehold)**

**Title number: WYK25449**

Accessed on 05 January 2025 at 13:56:05

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



**This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.**

## Register summary

**Title number** WYK25449

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**Registered owners** Amrik Singh

11 Hoylake Avenue, Huddersfield HD2 2NT

Kulwant Kaur

11 Hoylake Avenue, Huddersfield HD2 2NT

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**Last sold for** £173,000 on 19 January 2009

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## A: Property Register

This register describes the land and estates comprised in this title.

**Entry number**    **Entry date**

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1                    1975-05-12            WEST YORKSHIRE : KIRKLEES

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The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 11 Hoylake Avenue, Huddersfield (HD2 2NT).

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- 2 The mines and minerals are excepted.
- 
- 3 1975-04-14 Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 14 April 1975  
Term : 999 years from 1 November 1965  
  
Rent : £18  
Parties : (1) The Thornhill Yorkshire Estates Company  
(2) Phyllis Neild Ellis
- 
- 4 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

## **B: Proprietorship Register**

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

**Class of Title:** Title absolute

<b>Entry number</b>	<b>Entry date</b>	
1	2021-06-16	PROPRIETOR: AMRIK SINGH and KULWANT KAUR of 11 Hoylake Avenue, Huddersfield HD2 2NT.
2	2009-02-05	The price stated to have been paid on 19 January 2009 was £173,000.