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Application number: 2024/62/93479/W	
What is the application for?:	Change of use from dwelling (use class C3) to childrens home (use class C2)
Address of the site or building:	11, Hoylake Avenue, Fixby, Huddersfield, HD2 2NT
Postcode:	HD2 2NT

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>Our concerns are:</p> <p>Access and parking Appropriateness of the children's home in this predominantly retired people area Anxiety and noise Potential changes in appearance.</p> <p>As far as access is concerned, Hoylake Avenue is barely 5 m wide and the pavements on either side of the road, less than 2 m each. Since the road doesn't lead anywhere much, there is little passing traffic, but the need for end to end access by residents visitors and deliveries is clear. For residents to be able to drive onto their own property. It is necessary to use the full width of the road further limiting the possibility for on street parking. Although visitors, deliveries and contractors regularly use pavements to ease the parking problem this in itself causes a problem to elderly pedestrians with walking aids or wheelchairs for whom such parking already creates something of an obstacle course .</p> <p>As far as appropriateness is concerned: The authors of this letter took the trouble of visiting Kennedy Avenue which is a more advanced development by the same individual and in addition to observing the street scene also talked to people who live nearby. It has been observed on more than one occasion that parking is a problem. Parking in front of the gated access to the property made it impossible for staff to use the off-street parking that should've been available. We have no reason to suppose that matters would be significantly different in Hoylake and since the road is narrower. I would imagine the problem would be more acute.</p> <p>Considering the presence of children in the neighbourhood, little detail is offered in the application. It is not clear whether the children concerned will have special physical</p>	

application. It is not clear whether the children concerned will have special physical needs or perhaps special emotional needs which may evidence in inappropriate behaviour. This is obviously a concern and it should be remembered that due to safeguarding considerations it is simply not possible for an errant infant to be restrained by an adult member of staff in any way. Another concern with youngsters is that running, cycling or footballing in the street is even less appropriate in an area of predominantly elderly retired some of whom have their own special needs. As observed above staff have few sanctions at their disposal to discourage noisy or antisocial behaviour. Should it occur, there is nothing to prevent this from spreading into the wider community. This is clearly a concern for local residents.

The writers also have reservations about the change in appearance of the property. Kennedy Avenue property has a 6 foot high boundary fence to the front and side of the development. As far as we are aware this has not been subject to planning permission a similar change in Hoylake Avenue would be completely at odds with the street scene. Enquiries at the planning department suggest that it is not possible to discourage such changes taking place at the planning stage (making this a condition of granting the application) and that it will be a later problem for enforcement by which time the owner will have made an investment and would be reluctant to dismantle a recent addition.

Other matters regarding this development:

It is not established, but understood that the property, which contains numerous shower rooms is likely to be poor ventilated. Was this subject to planning approval and building inspection at the time of the changes made to the property in the past? It is known that over the past few years no tenants have remained in the property for a significant length of time and it has been suggested that dampness and or mould has made it unattractive as a living space.

To summarise:

The proposed change represents a substantial departure from the current demographic of the area. Residents have been accustomed to a tranquil environment and the elderly, some of whom have special mobility requirements have been accustomed to the benefits offered by their surroundings and such a change would significantly impact on their quality of life.

One additional concern expressed by the community is the possibility that this change of use represents a "Foot in the door" and that once a principle has been established that a change of use is permissible then further changes will become more difficult to resist.

We can foresee a time in the not to distant future when it may be difficult for pedestrians to safely use the pavements due to off road parking, and access for disabled residents to their specially adapted vehicles may become an issue.

Planners would do well to take to appreciate the ramifications of such a change of use and should planning be granted, take action to ameliorate the impact on the

community. Designated disabled parking spaces and other road markings to ensure residents' are able to move freely and access their own driveways.

Local people are concerned about the presence of lively youngsters in and amongst a more sedate community and have concerns regarding the ability of those supervising to exercise an adequate level of control.

We therefore urge the planning committee to consider all the apparent and some of the wider implications when making a decision about the change of use.

Yours faithfully