

DC Admin

From:
Sent: 10 March 2025 13:57
To: DC Admin
Subject: FW: Application number: 2025/90229 - Objection

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What is the application for?: Certificate of lawfulness for proposed change of use from dwelling (use class C3

Address of the site or building: 17, Far View Crescent, Almondbury, Huddersfield, HD5 8ER

Postcode: HD5 8ER

User comments Type of comment: An objection

Do you wish your comments to be published on the website anonymously? Yes

Comments:

I raise multiple concerns below in my objections to the proposed application.

Current residency: All residential properties in the neighbourhood are directly owned family homes and lived in by the owners and families which gives a great deal of financial commitment to their properties which in turn raises a great deal of respect for the neighbourhood and surrounding areas, the residents make up a selection of elderly and retired residents some of which are vulnerable and also some now have raised anxiety following this submission, other residents which reside in this location chose the location for its quiet nature and for safety and security whilst raising young families, to locate away from commercial settings, It is of major concern as the application describes residency by temporary residents and who do not have any commitments or obligations by any means to the area and may not show any respect to the surroundings.

Location: Location of this property which is situated on a quiet cul-de-sac where access is already reduced by way of a narrow road in comparison to other roads the nature of the road already adds difficulty to for example complete a turn in the road in a small vehicle should it be required to make the manoeuvre, it is certainly not suitable for additional movement of 4 vehicles from 1 property multiple times a day, nor is it a setting that is suitable for a residential institution.

Parking: It is stated in the application that there is suitable off road parking, "4-5 cars" is stated which is a false statement as the driveway will accommodate 3 cars maximum safely. however there is no guarantee the driveway is to be used correctly by staff and should all cars be parked on the driveway at one time then this would always leave a central vehicle trapped between 2 other vehicles which could cause even further traffic movement by needing to always move vehicles around to exit the land, which is not at all practical and would cause further disruptions and safety concerns should an emergency situation arise at the property, this will also definitely cause an increase in pollution from

motor vehicles, alternatively the staff would park on the street which is already insufficient and also in turn can make it impossible for residents to be able to manoeuvre onto their driveways, in the case of residents not being able to enter onto their driveway this has a knock on effect to congested street parking.

I must also note there has been multiple visits to the property in recent weeks and it has been witnessed that the staff have been opting to park on the street as opposed to on the driveway even at this stage.

The off road parking also does not compensate for multiple visitor vehicles at one time considering each resident is assumed to be from different families, possibilities of further vehicles visiting the property would be heightened with site visits, deliveries, maintenance and repair contractors and emergency services, and is a huge health and safety risk should emergency service vehicle not be able to pass due to increase in vehicles parked, this would also be a major risk for every residential home and especially a home housing vulnerable individuals, and deems the location unsuitable.

At present street parking currently is already an issue without any possibility of increase, if a temporary parked vehicle of a visitor to 1 resident is in any way adjacent to another driveway way then exiting/entering the opposing driveway is heavily restricted, Residential institution properties are usually situated at properties with better access and parking as to not disrupt current parking situations and or interrupt movement of vehicles.

Amenities: The property does not have a large amount of amenities within walking distance, so therefore requiring all trips to be taken by vehicle this would heavily increase traffic movements should 4 individual residents require to be taken individually to different locations, It is in the best interest of children to have access to a large area or multiple areas of recreational ground to which this property is heavily lacking, there is no immediate local parks, access to any local parks are a minimum 10 minute walk via main roads and the garden at the rear of the property is not suitable due to size, and no front garden available.

Education: There is limited educational settings in close walking proximity, it would be assumed that clients would be taken to and from community schools individually if all occupying different schools or specialist schools, should the clients all travel by minibus and or taxi it would cause further vehicle movement disruption multiple times per day due to the narrower road as previously mentioned, when loading/offloading if time is taken.

The property: Certain aspects of the property are also deemed to be unsafe for clients, especially for any unstable clients, the balcony to the rear can pose to be high risk due to falls from height, the balcony is also not constructed in a safe manner to current regulations of the balustrade guidance and approved document part K with hand railings not complying, thus making the property unsuitable.

Anti-social behaviour: The neighbourhood is very quiet with zero anti-social behaviour reported in the area confirmed by many residents, it is not in any way assumed that all clients of care homes cause anti-social behaviour, however chances are raised for increases of anti-social behaviour caused by troubled clients, this would severely alter and damage the demographic of the neighbourhood, a potential increase in emergency service vehicle would cause further vehicle disruption, also current vulnerable elderly residents are anxious of an increase in anti-social behaviour.

Finally I feel the company requesting the change of use have not carried out any due diligence or completed any research on the neighbourhood to ascertain if it is in fact a suitable property to care for vulnerable children and or if it could negatively impact the current nature of the neighbourhood, from

a consensus of speaking with current residents nobody has been contacted or being asked any questions about the current nature of the neighbourhood and or if there is any current issues within the area of any aspects mentioned above, no questions have been asked about traffic movement and or parking arrangement or any current issues