

DC Admin

From:
Sent: 17 May 2025 18:08
To: DC Admin
Subject: Application number: 2025/90962 - Objection

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What is the application for?: Certificate of lawfulness for proposed change of use of dwelling to childrens home

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 continue to raise multiple concerns below in my objections to the proposed application, and further address issues since the last application submission.

This property is a 6 bedroom family home, and these plans would be an abuse of the system to incorrectly use an oversized house to house 3 children within the care system, even if 2 staff was to sleeping at the premises there would always be an unused bedroom, this removes the house away from being lived in by a large young family who seek a quiet residential cul-de-sac to reside when they require such an amount of rooms, there is a lack of availability of properties with this amount of bedrooms and which is why they should be used correctly. There is many other rental properties available on the market which will be of the correct size and better suited for the care of the 3 children proposed.

Furthermore this is also an abuse of the care system funding and tax payers purse, as the rental costs of this property which will not be used to capacity will in fact be wasted on an oversized property and which does not fulfil the needs of children in care with lack of amenities as described below, This issue will be also dealt with on a separate matter.

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 with 1 access road in and out and 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 vehicles which are required for the running of a care home, and all the interaction a care home needs 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 for 4 cars which may be achievable if the 1x internal garage parking space is used, however again the application does not included any safety aspects around this and due to the nature of the driveway 2 of the parked vehicle would always be trapped by other vehicles so this is certainly not practical and there is no guarantee the driveway is to be used correctly by staff, should all cars be parked on the driveway at one time then this would cause even further traffic movement and disturbance by needing to always move vehicles around to exit the land, this would also cause major safety concerns should an emergency situation arise at the property, this will also definitely cause an increase in pollution from motor vehicles with excessive moving around, 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 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 during the application process 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, so I have no confidence at all that they will actually use the driveway or consider the rest of the street.

The off road parking also does not compensate for any visitor vehicles, considering each residents are 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 this deems the location unsuitable and is a major material change.

At present street parking currently is already an issue without any levels 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, long standing Elderly residents within the neighbourhood rely on care support which use the available parking space at multiple times throughout the day for short stays.

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 3 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 there is no front garden available.

Due to the above lack of amenities, it may cause the children to attempt to enter adjacent woods via the rear fence which is a safety concern due to the large drop over the fence, there is then potentially for anti-social behaviour to occur within the woods.

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, additional disturbances results in a material change also with the property being such a distance from schools this also removes the independence from the children not being able to make their own way safely to school.

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 manor 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 and would be another major material change, 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 is in fact a suitable property to care for vulnerable children and have put no thought into how it will negatively impact the current nature of the neighbourhood throughout any of the applications submitted, an increase in noise from staff/visitors etc. would be alone also be a major material change. From a consensus of speaking with current neighbouring residents nobody has been contacted or being asked any questions about the current nature of the neighbourhood regards to any of the points stated above and or if there are any current issues within the area.

With this lack of research, I deem the applicants view incorrect in assuming the that the proposed change would not constitute a material change in the use, when there is multiple reason listed above which does infact state why it does constitute as material change.