

As a longstanding resident and neighbour of the proposed property, I wish to submit a strong objection to the proposed change of use at 17 Far View Crescent to a children's home (C2 use) (Application 2025/62/92103/W). Far View is a small, cul-de-sac of 46 predominantly owner-occupied dwellings. Characterised by low traffic and limited parking, making it entirely unsuitable for the operation of a 24-hour residential institution.

This is the fourth application for change of use at 17 Far View Crescent. Two earlier applications (2025/CL/90229/W and 2025/CL/90962/W), which attracted 25 and 19 objections respectively, were refused. The current application is materially unchanged from previous and proposes the same staffing levels and occupancy, thereby strengthening the concerns previously raised and still remain.

The repeated submission of near-identical applications, without addressing the substantive reasons for refusal, creates ongoing uncertainty for residents and risks undermining the integrity of earlier Local Planning Authority (LPA) decisions.

This objection is made on the following material planning considerations:

- Parking and Highway Safety
- Impact on Residential Amenity and Character
- Regulatory and Safeguarding Conflicts
- Over-Intensification, Precedent and Previous LPA Findings
- Deficiencies in Supporting Documents
- Failure of Community Engagement and Lack of Infrastructure
- Demonstrable Evidence of Need

## 1. Parking and Highway Safety

The proposed development gives rise to significant concerns over parking provision and highway safety at both local and national levels. These shortcomings would cause material harm to residents' amenity and safety and place the scheme in direct conflict with adopted planning policy.

The applicants' parking policy prohibits staff from parking outside the property, effectively displacing vehicles onto the already limited residential parking in the area, with no certainty that alternative spaces would be readily available. Claims that the site can accommodate five vehicles are inaccurate and have been proven to be incorrect in previous LPA decisions (2025/CL/90962/W):

- **Garage:** undersized for modern vehicles and "converted to storage;" the presence of a boiler makes it impractical for car parking (see Appendix 1).
- **Driveway:** accommodates a maximum of three vehicles; one will inevitably be blocked due to its shape, requiring additional manoeuvres. Any car parked would also block access to the garage's up-and-over door
- **Obstructions:** Driveway use risks blocking access to the bike store, bins, and main house entrance, while manoeuvring occurs directly in front of a child's bedroom. In addition, as there is currently no disabled access to the property, the installation of a ramp or level access would further reduce parking provision, leaving maximum of two usable on-site spaces

In practice, overflow vehicles would be forced onto the highway, worsening congestion and obstructing pavements. Previous site visits and renovation works have already caused blocked driveways and kerbside obstructions. This is particularly concerning for elderly pedestrians, many of whom rely on walking aids; blocked pavements would force them into the road, creating unacceptable safety risks.

The applicant states that they “actively promote car sharing among staff where shift patterns allow,” however, analysis of the submitted working plans shows that staff shifts are staggered such that meaningful overlap is not possible. On the balance of probability, car sharing will not be feasible, with each staff member likely to travel individually. This will generate higher levels of car dependency than suggested in the application, undermining the applicant’s transport assessment and conflicting with local and national planning policy objectives to reduce reliance on private vehicles, manage parking pressures, and promote sustainable travel.

The nearby junction of Far View Bank and Bank End Lane is already hazardous due to poor visibility and additional traffic from the Rosemead Estate. Any further intensification would significantly increase the risk of accidents, contrary to **Local Plan Policy LP21**.

The proposed development is also inconsistent with environmental sustainability objectives set out in the **National Planning Policy Framework (NPPF) (paras. 8, 152, 174)** and the Kirklees Local Plan:

- **Increased Car Dependency:** The property lacks convenient access to public transport, shops, schools, or health services. Staff and visitors would be compelled to rely on private vehicles, contributing to carbon emissions and traffic congestion in a small residential cul-de-sac, contrary to national and local policy objectives promoting sustainable travel.

The LPA has previously highlighted parking pressures (2025/CL/90962/W), and this proposal would exacerbate those issues.

For these reasons, the proposal would result in increased on street parking pressures, unacceptable highway safety risks, and unsustainable travel patterns.

## **2. Impact on Residential Amenity and Character**

The proposed use would operate 24 hours a day, seven days a week, with frequent staff changeovers and associated vehicle movements. This level of intensity is wholly incompatible with the quiet residential character of this cul-de-sac.

Neighbouring residents would be exposed to multiple daily staff arrivals and departures, noise from engines, car doors, manoeuvres, and levels of comings and goings far beyond a typical single-family dwelling. Staffing figures are unclear and inconsistent across the application documents. The applicant’s management plan states a 1:1 staff-to-child ratio plus a manager, this would result in up to eight people could be present at peak times, with shift handovers temporarily increasing this number. At such times, application 2025/CL/90962/W concluded that six or more vehicles could be on-site simultaneously, with no assurance that handovers would be brief or effectively managed to avoid disturbance.

Children in care require regular visits from multi agency staff. As the specific needs of the children are not yet known, the frequency and duration of these visits remain uncertain, raising the likelihood of activity levels far exceeding what is reasonable for a quiet residential street. Furthermore, the applicant has not confirmed whether staff meetings, training, or professional development would take place off-site, creating the potential for additional on-site activity.

Current residents value the safety, tranquillity, and predictability of their environment. The proposed 24/7 facility would introduce an intensity and pattern of activity inconsistent with residential use, effectively converting the property to a quasi-commercial or institutional character.

This would fundamentally alter the established residential nature of Far View Crescent, eroding amenity and community cohesion.

### **Policy Context**

These concerns are supported by both local and national planning policy:

- **Kirklees Local Plan (KLP): LP1, LP24, LP52** – protecting amenity, character, and sustainable community life.
- **NPPF: Paragraphs 131–141, 187–201** – ensuring developments are sympathetic to local character and preventing unacceptable disturbance.

For these reasons, the proposal would conflict with both the KLP and NPPF causing significant harm to residential amenity, character, and community.

### **3. Regulatory and Safeguarding Conflicts**

The proposed internal layout raises serious safeguarding, privacy, accessibility, and regulatory compliance concerns. It conflicts with the Children’s Homes (England) Regulations 2015, the National Minimum Standards, the Building Regulations 2010, and relevant local and national planning policy.

#### **Lack of Disabled Access**

- Access to the property is only possible via steps, with no level threshold or ramped entrance provided.
- All principal living and shared areas are situated on the upper floor, with no lift or stair lift.
- Consequently, the property is inaccessible to wheelchair users and individuals with reduced mobility, placing it in direct conflict with **Part M of the Building Regulations 2010** (Access to and Use of Buildings).
- The scheme also fails to comply with **Policy LP24**, which requires developments to deliver inclusive housing that meets the needs of all sections of the community.
- While the introduction of a ramp could theoretically improve accessibility, this would reduce parking provision, creating an additional shortfall.

#### **Incompatible Office/Sleeping Arrangement**

- Using a single room as both an office and a staff sleep-in facility breaches confidentiality and data protection requirements.
- This fails to safeguard children’s records and confidential information, contrary to statutory obligations.

### **Ground-Floor Children’s Bedrooms**

- All three children’s bedrooms are located on the ground floor: two with patio doors (no opening windows for ventilation), and one overlooking the driveway with wide-opening windows increasing risk of absconding.
- This arrangement creates acute safeguarding risks by undermining security, supervision, and controlled access, contrary to the principles of the **2015 Regulations**.

### **Rear Balcony and Privacy Intrusion**

- The balcony design allows overlooking into children’s living areas and neighbouring properties.
- This conflicts with **Regulation 21**, which requires children’s privacy to be protected, and risks harm to residential amenity.

### **Lack of Separate Staff Accommodation**

- **National Minimum Standard 24.16** requires staff sleep-in rooms to be separate from communal/office areas and located near children’s bedrooms to meet night-time needs.
- The proposed layout fails to comply with this requirement.

Taken together, the layout breaches multiple statutory requirements (**Children’s Homes Regulations 2015, Reg. 21; National Minimum Standards 24.5, 24.15, 24.16**) and does not provide adequate safeguarding, privacy, or secure accommodation.

### **Wider Policy Conflicts**

The proposal also conflicts with both the Kirklees Local Plan and the NPPF:

- **LP1** – Fails to preserve established residential character.
- **LP21** – Creates unsafe parking pressures and vehicle movements.
- **LP24** – Harms residential amenity through noise, disturbance, and traffic.
- **LP52** – Fails to prevent unacceptable impacts on local amenity.
- **Manual for Streets (DfT, 2007; MfS2, 2010)** – Risks obstruction of footways, compromising pedestrian safety.
- **NPPF Paragraphs 11 & 39–60** – Relies on outdated evidence, unsustainable development.
- **NPPF Paragraphs 109–118** – Does not secure safe and suitable access.
- **NPPF Paragraphs 131–141** – Fails to achieve well-designed places, harmful to health, character, and amenity.
- **NPPF Paragraphs 187–201** – Creates unacceptable noise, disturbance, and pollution.
- **Town and Country Planning Act 1990, Section 70A** – Repeated applications without material change.

The Care Inspectorate (Care Homes for Children and Young People – The Design Guide) requires children’s homes to be located with access to essential services, including schools, healthcare, transport, and community facilities. Evidence from care-experienced young people reinforces that homes should be embedded in supportive communities and “You shouldn’t have to need to get a lift to go the shop.” This proposal does not provide such access, further undermining its suitability.

The proposed scheme is unsuitable and inconsistent with statutory regulations, safeguarding requirements, and local and national planning policy. It would cause demonstrable harm to children’s welfare, residential amenity, and community character.

#### **4. Over-Intensification, Precedent and Previous LPA Findings**

The proposal seeks to accommodate three children, three carers, and an office manager—seven individuals in total. Such a level of occupation is wholly incompatible with the functioning of a single-family dwelling. The LPA has previously concluded that “the presence on average of seven people in the house daily can be considered to go beyond the daily functioning of a dwellinghouse.” The current application matches this threshold and would further intensify the property’s non-domestic character resulting in a use more akin to a workplace than a private dwelling. This represents an unacceptable intensification, causing harm to neighbouring amenity through increased activity, noise, and disturbance, and setting a precedent for further non-residential uses in a residential area.

The applicant’s indication of a potential Use Class C2 (Residential Institutions) designation is materially distinct from a dwellinghouse (Use Class C3) and raises significant concerns. C2 encompasses a wide range of institutional activities, including training centres, extending well beyond ordinary residential use. The registration in January 2025 of Lighthouse Care Training and Consultation Ltd by the same management heightens concern regarding the long-term intentions for the site, and the risk of intensification or diversification of use incompatible with the residential character of the area. As planning permission attaches to the land rather than the applicant, any C2 designation would endure in perpetuity and could be exploited by future owners or operators irrespective of the current applicant’s stated intentions.

The proposal is therefore contrary to planning objectives that seek to preserve residential character, protect amenity, avoid over-intensification, and promote balanced, sustainable communities, in conflict with the **NPPF paragraphs 92, 93, 124, 130, 185** and relevant Local Plan policies.

#### **5. Deficiencies in Supporting Documents**

The application documents are vague, inconsistent, and at times contradictory. Multiple material changes have been made during the consultation period, compromising transparency and making it impossible for the LPA to conduct a fair, evidence-based assessment against the development plan and relevant planning policies. **Paragraph 12 of the NPPF** confirms that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

Key concerns include:

- **Number of children:** Fluctuating figures from the original application hinder assessment of traffic generation, noise, and overall intensity of use, undermining proper consideration of the social and environmental objectives of sustainable development as set out in **NPPF paragraph 8**.
- **Staffing levels:** Inconsistent information regarding staffing prevents accurate evaluation of travel demand, parking needs, and supervision levels—critical elements for assessing amenity and highway safety in line with local standards.

- **Parking provision:** The application appears to misrepresent actual parking capacity. Without reliable figures, the proposal cannot be evaluated against adopted Kirklees Local Plan parking and highway safety standards, as required by the development plan.
- **External alterations:** Contradictory details significantly affect assessment of visual design, neighbouring amenity, and policy compliance. The submitted plans show a double garage door replaced by a single door and window (see Appendix 1), contradicting earlier claims of no external changes. This modification reduces on-site parking provision and may require formal permission, yet no acknowledgment or justification is provided.
- **Cited previous appeal decisions:** The applicant references the Dale Road Appeal (Ref. 3263178) and Egerton Appeal (Ref. 3161037). However, these cases are not directly comparable. In both instances, occupancy levels were significantly lower—one child with two adults, and three children with two adults respectively—which Inspectors deemed consistent with the use of a dwellinghouse. The current proposal is materially more intensive and should not be considered equivalent.

These inconsistencies erode confidence in the accuracy of the application and question the applicant's commitment to compliance. **NPPF paragraph 4** emphasises the importance of providing the right information for good decision-making; without it, the LPA cannot make an informed assessment. Moreover, **NPPF paragraph 16(d)** underscores the necessity for policies to be clearly written and unambiguous, enabling decision-makers to act appropriately.

In its current form, the application fails to satisfy the requirement for accurate, consistent, and comprehensive information as set out by national and local planning policy. The lack of clarity breaches the obligations under NPPF paragraphs 8, 12, and 16(d) and conflicts with the development plan, including the Kirklees Local Plan 2036.

## **6. Failure of Community Engagement and Lack of Infrastructure**

Despite the existence of a "Good Neighbour Policy," the applicant has undertaken no consultation with local residents throughout the nine months these applications have been active.

The **NPPF (paragraphs 39–46)** encourages pre-application engagement, stating that applicants should engage with the local community prior to submission. The failure to do so undermines transparency, responsible management, and the effectiveness of the planning process, running contrary to both the spirit and the letter of national planning guidance.

The site is also deficient in essential infrastructure. There are no nearby schools, shops, or healthcare facilities, and public transport provision is severely limited. This lack of infrastructure will inevitably increase reliance on private vehicles, with staff and taxis adding further pressure to already constrained on-street parking in the cul-de-sac.

The applicant's Statement of Purpose claims the site has "a large garden that will give ample room for outdoor activities." In reality, the rear garden is one of the smallest in the crescent and fails to provide meaningful amenity for children (see Appendix 2). The entire front area has been block-paved for staff parking, leaving no opportunity for on-site play or recreation.

There are no safe or nearby public play areas. The nearest facilities—Somerset Road playground, Ravensknowle Park, Fernside Park, and Almondbury Recreation Ground—are all approximately one mile away by road, making them neither safe nor convenient for daily use.

## 7. Demonstrated Evidence of Need

The applicant's reliance on the Kirklees Council Sufficiency Needs Assessment 2023–2025 is misplaced, as this document is now outdated and does not align with the Council's current strategic direction. The Council's Placement Sufficiency Strategy for 2023–2025 clearly prioritises fostering and kinship placements over private residential care, reflecting a commitment to providing care within the community and minimising reliance on external residential placements.

At present, only 32 children are placed in residential homes within the borough, and any anticipated growth is already being met through existing Council provision. Additionally, the Needs Assessment records the presence of 30 privately operated residential homes locally. This demonstrates that the market for private residential care in Kirklees is already well established, creating a real risk of oversupply if further facilities are approved.

Given the limited number of children requiring private residential care in the borough, new commercial providers would likely need to rely on placements from outside the local area to sustain operations. This undermines any claim of a pressing local need and raises concerns that the development would primarily serve a commercial rather than community purpose.

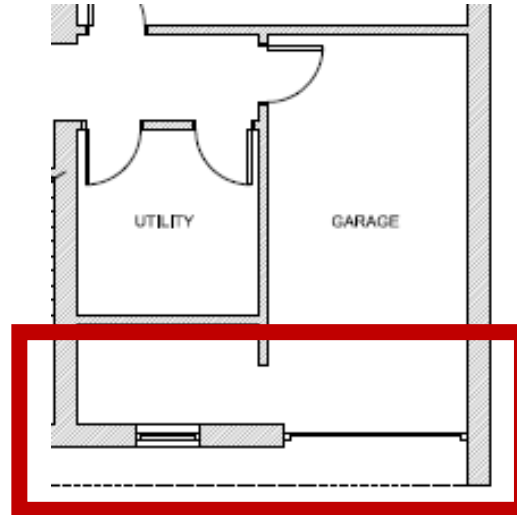
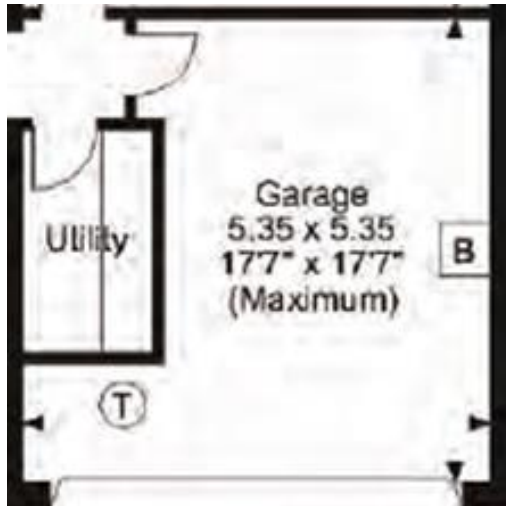
Accordingly, the applicant has failed to demonstrate a genuine or demonstrable local need for additional private residential provision, and the proposal would be contrary to the strategic objectives of Kirklees Council.

## Conclusion

The proposed change of use to a C2 children's home at 17 Far View Crescent is wholly unsuitable for this quiet residential cul-de-sac. It would create excessive traffic, parking pressures, noise, and disturbance; compromise the safety, privacy, and welfare of children and neighbours; and fundamentally alter the character of the street. The application is inconsistent, lacks credible evidence of need, and fails to meet **statutory safeguarding requirements, Building Regulations, national planning policy, and the Kirklees Local Plan (LP1, LP21, LP24, LP52).**

Approval of this application would set a harmful precedent for further institutional development within established residential areas, undermining amenity, cohesion, and long-term community sustainability. I therefore respectfully urge Kirklees Council to refuse this application, as no demonstrable need has been evidenced for such a facility in this location. Retaining the property in appropriate residential (C3) use would better support the character and balance of the neighbourhood.

**Appendix 1: Garage plans** (garage plan provided by Fine and Country sales particulars, window/door plan submitted as evidence with current application)



**Appendix 2: Outside amenity (street plan and outside space)** (map provided by Google Maps, building photo provided by Fine and Country sales particulars)

