

16.12.2025

Change of Use from Class C3 to C2 – 57 Adelphi Road, Kirklees, HD3 4BB

1. Introduction

This application seeks planning permission for the change of use of a vacant end-terrace townhouse from Class C3 (dwellinghouse) to Class C2, to operate as a small residential children's home accommodating one child. The property will be managed by Hanivilla Ltd and will operate as a low-intensity solo placement.

The proposal is fully consistent with national and local planning policy objectives, including those set out in the National Planning Policy Framework (NPPF) and the Kirklees Local Plan, which support the provision of essential community facilities, the efficient reuse of existing buildings, and development that safeguards residential amenity.

2. Site and Surroundings

The site comprises a vacant residential end-terrace property located within an established residential area. The property is of a scale, design, and layout consistent with surrounding dwellings and is well suited to continued residential occupation.

No external alterations are proposed. The property will retain its residential appearance and function, ensuring that the character and visual amenity of the street scene remain unchanged, in accordance with Policy LP24 (Design).

3. Proposed Use and Intensity

The proposed use as a children's home for a single child represents a continuation of residential use at a domestic scale. Activities within the property will be materially similar to those of a typical family household.

At any one time, the property will accommodate:

- One child
- A maximum of two care staff, operating on a rota basis

Staff will not reside at the property. This level of occupation is comparable to a conventional family dwelling and will not result in over-intensification or harm to residential amenity, fully aligning with Policy LP30 (Amenity).

4. Operator Experience and Management

Hanivilla Ltd is a healthcare organisation with over eight years' experience supporting vulnerable individuals. The service will be led by Mr Felix Okenarhe, an experienced childcare professional with substantial expertise in residential children's services.

Mr Okenarhe is the Director and Responsible Individual of Apex Pathway Ltd, a sister organisation registered with both Ofsted and the Care Quality Commission (CQC). He holds a Bachelor's degree, a Master's degree, and an NVQ Level 5 Diploma in Leadership and Management in Residential Childcare.

Through Apex Pathway Ltd, Mr Okenarhe has an established track record of delivering high-quality care services and working collaboratively with Local Authorities across West Yorkshire, including Kirklees Children's Commissioning Services. This experience ensures robust governance, safeguarding, and operational management of the proposed use.



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5. Planning Policy Context

National Planning Policy Framework (NPPF)

The proposal accords with the NPPF by:

- Supporting strong, vibrant and healthy communities (Paragraph 92)
- Making effective use of existing buildings (Paragraph 119)
- Delivering essential social infrastructure without adverse impacts on amenity or character

Kirklees Local Plan

The proposal is consistent with the following key policies:

- Policy LP1 – Presumption in Favour of Sustainable Development The development reuses a vacant residential property to deliver an essential community service in a sustainable location.
- Policy LP2 – Place Shaping The proposal supports inclusive communities and meets identified local needs without detriment to the character of the area.
- Policy LP30 – Amenity The low-intensity nature of the use, limited occupancy, and absence of external alterations ensure there will be no unacceptable impact on neighbouring residents in terms of noise, activity, or disturbance.
- Policy LP46 – Community Facilities The proposal provides a specialist residential care facility that meets a demonstrable local need, helping to retain vulnerable children within the Kirklees area.

6. Highways, Parking, and Access

The proposed use will not result in a material increase in traffic movements. Staff attendance will be limited to shift changes, and no visitor or service traffic beyond that associated with a normal dwelling is anticipated.

The proposal therefore raises no concerns in relation to highway safety or parking provision and complies with Policy LP21 (Highways and Access).

7. Need for the Development

There is a recognised shortage of suitable residential children's placements within the Kirklees district, which frequently results in children being placed outside the borough, away from family networks, education, and community support.

This proposal directly responds to this need by providing a local, high-quality, Ofsted-regulated placement, supporting Kirklees Council's objectives of keeping looked-after children within their local communities wherever possible.

8. Conclusion

The proposed change of use from C3 to C2 at 57 Adelphi Road is acceptable in planning terms and fully compliant with the Kirklees Local Plan and the NPPF.

The development:

- Maintains the residential character of the area.
- Does not result in over-intensification or harm to amenity.
- Reuses an existing vacant property sustainably.
- Delivers an essential community facility addressing a clear local need.



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The proposal therefore represents sustainable development and should be granted planning permission.

Felix Okenarhe

Director

Hanivilla Ltd

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