

Application number

2026/62/90484/E

Location

143, Church Lane, Gomersal, Cleckheaton, BD19 4QN

Description / Development

Change of use from dwelling to C2 for 4 children, erection of first floor extension and front porch, internal and external alterations

I just want to clarify I am not opposed to the setting up of Children's homes in local areas but after considering the plans, location and proposal on the management plan I want to voice my objections based on the following:

Parking

The site proposes only 2 parking spaces for a home which will have at least 3 staff during the day (more on handover). As stated in the management plan the children will be displaced from their families or have been a victim of trauma and may have experienced several placements and relationship breakdowns. This indicates that the children will need extra support from professionals involved ie social workers, therapist, counselling services, educational staff and CAMHS, not including visits from families and friends for potentially 4 separate children. This will have a huge impact on the parking on Church Lane

The house is located just prior to a street junction, opposite a bus stop and on a busy main road. Parking on the street, which will be inevitable due to the above, obstructs the visibility of traffic leaving the nearby housing estate, obstructs the visibility of cars trying to leave their own property as unable to see cars coming up or down the street which is dangerous for the flow of traffic and for the safety of the occupants of the car. With numerous cars parked on the road this will have an impact with the public transport as there is a regular bus service which stops outside the house. This causes traffic disruption as cars unable to pass up or down the street safely due to the obstruction of cars. Church lane is also on a walking route for the local schools, this will force pedestrians to cross between parked cars onto a busy main road increasing the danger risk to school children, parents and other members of the public and increase the risk of accidents

The management plan suggests visits are preplanned in advance to keep people movement to a minimum but due to the nature of the proposed application this would be impossible to maintain as the support children require cannot always be preplanned and may also be unsocial hours and involve numerous professionals.

Location

To be registered with Ofsted Children homes must have a location assessment which states that the location of the home must help to meet the needs of the children who live there. The proposed location is situated on a busy main road

nestled between domestic homes. The garden space is limited and is surrounded by private gardens. This not only invades on the privacy of the residents but does not give the children in the home any space for time out or for opportunity to spend quality time outdoors. Any CCTV cameras, which are needed to maintain the safety of the children in the home, will invade private gardens and will compromise the Data Protection Act 2018. The proposed extension will directly overlook the gardens of families and as the house is situated on a hill it will prevent/invalidate any privacy of families as it will be higher than neighbouring homes therefore increase the visibility of children playing in their gardens. As the proposed children's home will have external visitors, strangers will be able to look into private gardens.

Suitability of house

The house is designed for domestic use and not for residential. Limited outdoor space will require the children and carers to be increasingly indoors. Having up to 4 children, all different ages will not be beneficial to the size of the house. 1 bathroom for 4 children and carers does not seem acceptable. It has not been factored in that some children will need 2 carers to be present due to their requirements and needs thus increasing the need for more staff to both night and day shifts. This would again impact on the parking and traffic issues and limit the opportunities for children to be taken out away from the home. To take all the children out would require a residential vehicle which as above would increase the number of vehicles.

Environment Quality – Noise

The proposed home will increase the noise level in a build-up residential area, especially as the limited outdoor area is surrounded by private gardens. This will be from increased number of cars, some in unsocial hours, number of external visitors, and from the nature of the proposal from the number of children sharing a home. According to Kirklees policy LP52 developments should not reduce the quality of life and well-being of people to an unacceptable level.

Conclusion

For the reasons outlined above, I respectfully request that the council refuse this planning application.