

DC Admin

From:
Sent: 16 March 2026 16:30
To: Jennifer Booth; DC Admin
Cc:
Subject: Re: PLanning Application 2026/62/90484/E Formal objection over 500 words
Attachments: 143 Church Lane-Planning Objection.pdf

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon

Please find attached my letter of objection to the above application.

Please redact my details for GDPR privacy.

My name is

Address

Kind Regards

On Wednesday, 4 March 2026 at 16:51:12 GMT,

Good Afternoon

I hope you are well, I'm sure you wont remember dealing with my application back in 2017/18 for

Reference the above planning application, I have already registered a complaint with regard to this application on ref

I presume that this will be linked into the application, clearly he has already completed a number of aspects of the build including removal of chimneys, replacing structural wall with steel work, changing public grass verge to hard core, changed the use of a double length garage into unspecified dwelling space. All of which fly in the face of the planning process.

Formal objections will be logged through the portal on a number of grounds from multiple residents.

Regards

Re: 2026/62/90484/E Proposed Use of 143 Church Lane, Gomersal, as a 5-Bed Residential Children's Care Home (Use Class C2)

Dear Sir/Madam,

Overview

143 Church Lane was originally a traditional, double-fronted, brick-built three-bedroom dwelling consistent with the established character of the street. Over time, the property has been significantly enlarged—almost doubling its original size—through a series of extensions constructed **without planning permission or building regulations approval**. These include a two-storey rear extension forming an additional reception room and fourth bedroom; a further single-storey rear extension providing a shower room, utility room, and kitchen; and a double-length garage built on a concrete slab **without foundations**. It is unknown whether any certificates of lawfulness have been obtained for these works.

The previous owner also sold part of the rear garden to facilitate the construction of Nos. 1 and 3 The Coppice, leaving the property with a garden **disproportionately small relative to the enlarged building**.

A Party Wall Agreement was required in 2018 when No. 1 The Coppice constructed an extension. The surveyor at that time noted that 143 Church Lane was already in a **poor state of repair**, indicating longstanding structural concerns.

Lack of Consultation

Given the sensitive nature of the proposal, it is concerning that **no public consultation** has taken place. Paragraphs 40 and 41 of the NPPF emphasise that early engagement improves the efficiency and effectiveness of the planning process. The absence of such engagement is particularly problematic for a proposal involving major structural alterations and a change of use to an institutional setting.

1. Structural Changes

1.1 Overbearing Impact and Loss of Light

The proposed first-floor extension above the existing garage would create a substantial two-storey mass positioned extremely close to neighbouring boundaries in an elevated position in relation to 1 and 3 The Coppice.

This would:

- Reduce natural light to adjacent properties
- Increase overshadowing due to the elevated position
- Create an overbearing and visually dominant structure
- Significantly alter the scale and massing of the building

Given the tight spacing of properties on Church Lane and The Coppice, the extension would materially harm neighbouring residential amenity. As Church Lane forms part of a ribbon development within the Green Belt, the additional height and bulk would also obstruct key sightlines from Church Lane, Muffit Lane, and The Coppice.

1.2 Overlooking and Loss of Privacy

The proposed first-floor bedrooms would directly overlook multiple gardens on The Coppice, resulting in a clear and unacceptable loss of privacy. The limited outdoor space at 143 Church Lane, combined with the elevated position of new windows, would intensify this impact for both neighbours and future occupants.

1.3 Design, Scale, and Impact on Street Character

The proposed two-storey, glass-fronted porch is wholly out of keeping with the established character of Church Lane, which is defined by modest, traditional façades and simple entrance features. A large, contemporary glazed structure of this scale would appear visually intrusive, overly dominant, and architecturally incongruous. Its height, bulk, and materials would disrupt the rhythm of the street and undermine the domestic scale of surrounding dwellings.

Boundary treatments are not specified. Should high or security-style fencing be required, this would introduce an institutional appearance entirely at odds with the area's character.

1.4 Accuracy and Completeness of the Application

The application contains several inaccuracies and omissions that materially affect its assessment:

- Existing plans and elevations are not accurate.
- The stated floor area includes previous unauthorised extensions, contrary to planning rules which state that such extensions cannot be considered part of the original building (approx. 70 sq/m).
- Supplementary Planning Document LP24 states that extensions should not exceed the size of the original dwelling.
- Staffing levels, visitor numbers, and vehicle movements are significantly underestimated.
- The property previously benefitted from a double-length garage and a single parking space; the proposal provides only two spaces despite a substantial intensification of use.
- Removal of part of the public grass verge is not acknowledged.

- Key information is missing, including boundary treatments, external lighting, fire escape arrangements, and management of outdoor space.
- Substantial structural works have already been undertaken prior to planning approval, raising concerns about Building Regulations compliance and whether the submitted plans reflect the current condition of the building.
- Paragraph 135(f) of the NPPF requires developments to be safe, inclusive, accessible, and supportive of health and well-being. The proposal fails to meet these requirements: there is no provision for disabled access, and fire escape routes are inadequate due to narrow, unlit footpaths.

Given these omissions, the application does not provide a reliable basis for determining the impact of the proposed development. A corrected and complete submission is required, and the consultation period should be restarted once accurate information is provided.

2. Objections Relating to Change of Use

2.1 Intensity of Use and Change in Character

A five-bed residential children's home with 24-hour staffing represents a significant intensification of use compared with a single dwelling. The operation would involve:

- Multiple staff working in shift patterns
- Frequent professional visits
- Increased comings and goings at all hours

This level of activity is characteristic of an institutional use and would materially alter the quiet, domestic character of Church Lane.

2.2 Residential Amenity Impacts

The proposed use would introduce sustained and unpredictable activity beyond that associated with a typical household, including:

- Noise from staff arrivals and departures at unsociable hours
- Regular visits from social workers, therapists, and other professionals
- Potential behavioural incidents requiring intervention

Given the proximity of neighbouring homes, these impacts would be directly experienced and would result in a noticeable reduction in residential amenity.

2.3 Parking Provision and Highway Safety

The proposal provides only two parking spaces, which is inadequate for a five-bed care home with 24-hour staffing. This will inevitably lead to overspill parking on Church Lane, a fast-moving road regularly monitored for speeding.

Additional parking pressure would:

- Obstruct visibility for residents exiting driveways
- Increase risks for pedestrians, including schoolchildren
- Create congestion around the entrance to The Coppice
- Heighten the likelihood of collisions

The cumulative impact represents a material harm to highway safety.

2.4 Suitability of Location for Vulnerable Children

The site raises several concerns regarding the welfare and safety of future residents:

- The property fronts a busy, fast-flowing road
- Nearby bus routes increase absconsion risks
- Fire escape windows onto a flat roof could facilitate absconsion
- The rear boundary adjoins farmland with livestock and heavy machinery
- Outdoor space is minimal and unsuitable for safe recreation

These factors call into question whether the location can provide a safe, stable environment for vulnerable children.

2.5 Safeguarding and Compatibility with Existing Residents

The surrounding area includes residents who are themselves vulnerable and rely on a stable, predictable living environment. Introducing an institutional use immediately adjacent to existing homes would create a level of activity and unpredictability far beyond that associated with a typical household. Given the proximity of properties, this raises legitimate concerns about compatibility with the needs of vulnerable residents.

2.6 Operational Considerations

The effective running of a children's home depends on strong management and robust operational standards. Recent construction activity at the site raises concerns about oversight and attention to detail. Clarity is required on:

- Management arrangements and Ofsted history
- Behaviour management protocols
- Staffing levels and shift patterns
- Frequency and nature of emergency incidents

These factors are relevant when considering the appropriateness of an institutional use in a quiet residential setting.

2.7 Precedent and Cumulative Impact

Approving an institutional use of this scale in a quiet residential area may set a precedent for similar conversions, gradually eroding the established character of Church Lane and The Coppice. Planning policy requires consideration of both immediate and long-term impacts on neighbourhood amenity and function.

Conclusion

The proposal raises significant concerns relating to structural impacts, residential amenity, parking and highway safety, safeguarding, suitability of location, and the intensity of use. These are all material planning considerations. We respectfully request that the Council assesses whether this site is appropriate for an institutional use of this scale and whether the proposal complies with policies designed to protect the amenity, safety, and character of residential areas. A site visit is essential to fully appreciate the likely impacts.