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Objection to Planning Application: [2026/62/90484/E]

Address of Proposal: [143 Church Lane, Gomersal, BD19 4QN]

Proposed Development: Change of use from C3 (Residential) to C2 (Residential Institution up to 4 individuals aged 7-18) and extension above existing garage.

To the Case Officer Jennifer Booth, Kirklees Planning Department,

I am writing to formally object to the above planning application about the conversion of 143 Church Lane, Gomersal into a residential care home for four young persons. While I recognise the foremost importance of providing high-quality care for children, I believe this specific location is unsuitable for the following reasons:

1. Impact on Residential Amenity

The transition from a standard family home to a managed facility with 24-hour shift patterns represents a notable change in the character of the property.

- **Noise and Disturbance:** Unlike a standard household, this facility will involve a high frequency of 'comings and goings' from various staff members, social workers, and legal representatives.
- **Shift Changes:** Changeovers occurring late at night or early in the morning will create noise levels inconsistent within a quiet residential area.

2. Parking and highway safety

A household of four individuals aged 7–18 with a range of specific needs, plus a minimum of two to three staff members on-site at all times, will bring a noticeable increase to the demand for parking.

- **Overspill:** If the property does not have sufficient off-street parking, staff and visitor vehicles will inevitably overflow onto the public highway, causing problems given the high volume of traffic on Church Lane.
- **Access:** Increased roadside parking may restrict access for emergency vehicles and plus, the required minimum staff members on-site at all times, will bring a noticeable increase to the demand for parking posing a safety risk for the entire street.

- **Dangers/concerns and excessive pressure on the vicinity:** Currently, a number of workmen at the property are parking their vehicles on Church Lane, causing significant sight issues whereby there is a lack of visibility of vehicles travelling down Church Lane and therefore a serious potential for accidents for vehicles entering and leaving the adjacent cul-de-sac. Church Lane is a very busy road where vehicles often travel at dangerous speeds. Traffic police regularly monitor the speed of vehicles.

3. Suitability of the Property and Location

- Ideally the property should provide safe, well-maintained outdoor spaces to support children's physical/mental health and wellbeing offering areas for active play. From looking at the plans submitted, outdoor space is extremely limited.
- If the planning for building over the existing garage was allowed it would present significant privacy issues for the nearby existing houses and indeed any children placed at 143 Church Lane.
- Two of the adjacent gardens are much lower than 143 Church Lane meaning the existing garage is already a significant height. Building a second-floor extension will seriously impact on natural daylight and privacy. Plans show an overdevelopment of the site hence little outdoor space. A site visit would illustrate this much better rather than just looking at plans.
- A range of ages from 7 to 18 creates diverse needs. The property should demonstrate that it can provide sufficient internal and external space to prevent 'over-intensity' of use.

4. Fear of Crime and Public Safety

While I do not wish to stereotype the potential residents, the concentration of four high-need individuals in a small residential setting without a proven management plan can lead to increased anti-social behaviour. This raises legitimate concerns about the safety and tranquility of the immediate neighbours, many of whom are elderly or have young children. The statement provided with the planning application, while useful, offers an over simplified view of operational details to support children's safety and well-being.

Conclusion

For the reasons stated above—specifically about **highways safety, noise pollution, and the over-intensive use of the site and the impact on the safety and well-being of children placed at 143 Church Lane**—I urge the Planning Committee to consider the above concerns carefully when making a decision about this application.
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