

About the application

Application number: 2026/90964	
What is the application for?:	Change of use from residential dwelling (Class C3) to childrens care home (Class
Address of the site or building:	26, Thornleigh Road, Crosland Moor, Huddersfield, HD4 5PY
Postcode:	HD4 5PY

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I submit this formal objection to the proposed change of use of the property at 26 Thornleigh Road to a children's residential home (Use Class C2). This objection is based on material planning grounds, including amenity impact, traffic and parking, location suitability, and the effect on the character of the area.</p> <p>The property is situated in the centre of a quiet residential street predominantly occupied by young families. The introduction of a children's home—requiring 24 hour staffing, shift changes, and regular professional visits—would materially harm the amenity of neighbouring occupiers through increased noise, activity, and disturbance.</p> <p>This level of comings and goings is incompatible with the established residential character of the street.</p> <p>A children's home typically involves:</p> <ul style="list-style-type: none">• Multiple daily staff shift changes• Regular visits from social workers, therapists, and external agencies• Transport for appointments, education, and activities <p>This will significantly increase vehicle movements on a narrow residential road already heavily used by families with young children. The resulting congestion and reduced visibility present a material risk to highway safety, contrary to local planning policy. The property does not provide adequate off street parking to accommodate staff vehicles and professional visitors. Overspill parking onto the street will exacerbate existing pressures and obstruct access for residents, delivery vehicles, and emergency services.</p> <p>This is contrary to adopted parking standards and fails to demonstrate that the development can operate without causing harm to the local area.</p> <p>While every child deserves appropriate care, it is recognised in planning case law and appeal decisions that some children's homes—particularly those accommodating young people with complex behavioural needs—can lead to increased incidents of anti social behaviour, noise, and late night disturbances.</p>	

social behaviour, noise, and late night disturbances.

In a street with a high concentration of young families, the potential for such incidents represents a disproportionate and unacceptable impact on the wellbeing and security of neighbouring residents.

Children's homes require locations that can safely accommodate:

- Frequent professional visits
- Staff shift patterns
- Transport needs
- Adequate parking and turning space

The proposed site, positioned mid street in a dense residential area, does not meet these criteria. The constrained layout and lack of capacity for increased traffic render the location fundamentally unsuitable for a C2 use.

The introduction of an institutional use within a street designed for single family dwellings represents a material change in character. The intensity of use associated with a children's home is significantly greater than that of a standard dwellinghouse (C3), and this intensification would erode the quiet, family oriented nature of the neighbourhood.

The address used on the application has been unoccupied for approximately eight months. It is unclear how the applicant can legitimately use an address where no resident has lived for a significant period. This raises concerns about the accuracy and transparency of the information provided, which is essential for a lawful planning process.

The applicant is not the owner of the property, and the name provided corresponds to the neighbouring property at 24 Thornleigh, not the property subject to the proposed change of use. Under planning regulations, applicants must either:

- Own the land, or
- Serve the required Notice A/B on the actual owner

Failure to correctly declare ownership or serve notice renders the application procedurally defective and potentially invalid.

During the previous planning application for No. 24, residents explicitly raised concerns that approving a children's home at that address would set a precedent and lead to a similar application for No. 26. This is exactly what is now happening.

The current proposal confirms that those concerns were well founded. The pattern of sequential applications for adjacent properties demonstrates:

- A creeping intensification of institutional use
- A shift away from the street's established residential character
- A cumulative impact far greater than a single application

This cumulative effect is a material planning consideration and must be assessed accordingly.

For the reasons outlined above—including the unacceptable impact on residential amenity, increased traffic and parking pressures, potential for anti social behaviour, unsuitability of the location, and significant procedural irregularities regarding the

address and ownership—I respectfully request that the planning authority refuse the application.

The proposal fails to demonstrate that it can operate without causing harm to neighbouring residents or that it meets the legal and procedural requirements for a valid planning submission.