About the application

Application number: 2026/91547	
What is the application for?:	Change of use of residential dwelling (Use Class C3) to childrens care home for
Address of the site or building:	28, Sylvan Ridge, Huddersfield, HD2 1ZH
Postcode:	HD2 1ZH

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

Application No: 2026/91547
this document created 1st July 2026
Case Officer: Danielle Cooper
Applicant: S Yousaf

List of Planning Objections and Representations to the proposed change of use to number 28 Sylvan Ridge HD2 1ZH from its current residential use (class C3) to a residential Care Home for up to two children (class C2) and external alterations to form additional parking area.

I wish to object the planning application No. 2026/91547 on the following grounds.

1) I object because the applicant has not demonstrated that 28 Sylvan Ridge is a safe and suitable location for vulnerable children. The recent Inspector's dismissal of the children's-home appeal at 2 Robin Hood Road (also located on our housing estate) identified serious deficiencies in site-specific safeguarding evidence. I propose the applicant provide an Impact Risk Assessment on the local crime risks, procedures to be put in place to cover unauthorised absence and missing-child procedures. There is also a lack of a site-specific safeguarding assessment document.West Yorkshire police should be consulted to determine their approval or rejection of the application. These documents should be in place with Planning for further public consultation.
2) The operational effects on neighbouring residential amenity have not been properly defined and explained. A two-child care home will operate differently from an ordinary household because of; continuous staffing, day and night shift arrangements, staff handovers, social worker and regulatory visits, delivery and maintenance visits, occasional emergencies due to health or behavioural problems, vehicle headlights or doors closing during early or late periods.These explanations should be in place for further public consultation.
3) Additional car parking requirements.The care home states it will require an extra two car parking spaces. All of the houses on the estate were built at the same time (year 2006) with similar car-parking facilities, number 28 is no exception. There is no way of accessing the rear of the property for car parking. There is a single width drive at the

accessing the rear of the property for car parking. There is a single width drive at the front which fits 2 cars one behind the other. This is shown on the block plan provided by the Applicant. The only way to increase off-street parking is to hard-surface the existing grass lawn to the left of the drive. The Applicant has applied for separate planning permission to do this. The Applicant's block plan is very misleading in that the lawn is shown much bigger than it is in reality. The lawn is drawn at double the width of the adjacent drive implying there is plenty room to create two more car parking spaces. Site measurements establish the drive is 2.80 metres wide but the lawn next to it is only 2.30 metres wide. If the original planners determined a width of 2.80 metres was necessary to allow the unrestricted opening of the car doors on both sides of the car, then is 2.30 metres too narrow a width? The Applicant should provide a fully dimensioned drawn to scale block plan to illustrate the actual size width of the lawn in contrast to the existing width of the drive. Further details of the conversion of the lawn to a car park should be submitted to planning. These include the type of surface material to be used, is it permeable, are extra water run-off drains to be installed, the amount of landscaping that would be removed or retained specifically the mature hedge forming the left-hand boundary of the lawn.

4) Staffing requirements. There are inadequate details of staffing, the plan submitted merely identifying the provision of two staff bedrooms. Further details should be submitted namely the number of staff to be employed, their qualifications, their rota and shift patterns plus managerial staff. Provision for cleaning the premises and cooking the meals. This would help establish the intended seriousness of the application to the surrounding residents.

5) Kirklees Children's Services does not consider that a local need has been demonstrated. Kirklees already has significant overprovision of children's homes relative to local need. The proposal has not been shown to align with current commissioning priorities. Children's Services does not support the application.