About the application

Application number: 2026/91877	
What is the application for?:	Change of use of dwelling (Class C3) to children's residential home (Class C2)
Address of the site or building:	14, Howard Avenue, Lindley, Huddersfield, HD3 3DJ
Postcode:	HD5 8TE

User comments

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

OBJECTION TO APPLICATION 2026/62/91877/W
14 Howard Avenue, Lindley, Huddersfield, HD3 3DJ

I object . I recognise the need for suitable homes for children in care. My concerns relate to this site's parking capacity, operational arrangements and effects on neighbouring residents.

1. PREVIOUS DECISION AND UNRESOLVED CONCERNS

The Council refused Lawful Development Certificate application 2026/CL/91870/W because the proposal required planning permission. I recognise that this does not automatically justify refusing the current application.

However, paragraphs 11.20-11.22 of the previous officer's report identified uncertainty about staffing, shift overlaps, overnight attendance and professional visits. These matters remain insufficiently resolved.

The updated document refers to two daytime staff and scheduled visitors, but still gives alternative shift patterns rather than a definite operating schedule.

2. PARKING CAPACITY AND HIGHWAY SAFETY

The application claims three car spaces. From direct observation, I consider only two safely and practically usable. I hold photographs showing instances of a third vehicle projecting onto and obstructing the footway.

I acknowledge that the previous officer's report described three spaces, but it also confirmed that no case officer site visit was undertaken. I request a site inspection and a dimensioned parking plan demonstrating that three vehicles can park wholly within the site without obstructing pedestrian access.

The form also claims three cycle spaces and three motorcycle spaces. Their locations

The form also claims three cycle spaces and three motorcycle spaces. Their locations and compatibility with car parking have not been demonstrated.

3. STAFFING, HANDOVERS AND VISITOR PARKING

Ten full-time employees does not mean ten attending simultaneously. However, the maximum attendance, including managers and handovers, must be established.

If two incoming staff arrive separately before two outgoing staff leave, four staff cars could be present. The application does not demonstrate how this situation would be avoided or accommodated.

The proposed one-visitor-at-a-time arrangement needs clarification: does it cover professional visitors, family groups and case reviews, and does it mean one person or one vehicle?

Howard Avenue has permit-controlled parking. Additional on-street capacity cannot simply be assumed. Encouraging public transport does not establish a workable solution, particularly for late shifts. School transport, taxis, deliveries and any vehicle kept for residents' transport also require consideration.

4. NOISE AND THE SEMI-DETACHED PROPERTY

The form incorrectly describes the property as detached. The Council's previous report identifies it as semi-detached. This matters when assessing noise and the relationship with adjoining accommodation.

Alternative shifts include finishes at 22:00 and midnight. Please assess additional disturbance from arrivals, departures, handovers and servicing against the existing residential use, with Environmental Health advice and a definite operational schedule.

The plan shows a staff room. Its intended sleep-in and overnight working arrangements should be clarified rather than assumed.

5. WASTE AND RECYCLING

Waste would be stored at the rear and moved to the driveway for collection. The side passage appears constrained. Please require a plan showing bin capacity, recycling provision, the clear collection route and presentation point, without obstructing parking or pedestrian access.

6. NORTH-SIDE BOUNDARY AND CCTV

There is no continuous fence along the north-side boundary. Please require site-specific details of boundary treatment and any gates, including their effects on privacy, access and parking.

CCTV is proposed without identified camera positions or viewing directions. Details should demonstrate protection of neighbouring windows and private gardens from intrusive surveillance, including any associated lighting.

7. MANAGEMENT AND REQUESTED DECISION

Much of the supporting information describes what homes "typically" or "usually" do rather than definite arrangements for this site. A duty-manager telephone number and Ofsted registration cannot replace assessment of parking, noise and residential amenity.

I request refusal in the application's present form. At minimum, please obtain a site-specific management plan, verified parking layout, highway and Environmental Health advice, and undertake a site inspection before deciding the application.