



10 and 10a Lynton Avenue
Huddersfield
HD1 4EX

**Use of 2 semi-detached dwellings for C2 Uses (2
family homes)**

Introduction

This statement has been prepared by AKPlanning in support of a planning application for the use of a pair of adjacent dwellings for C2 Use. It will explain how the use will work and how this relates to planning policy.

The properties are currently a pair of adjacent dwellings owned by a single person.

It is proposed to use them as two “family” properties that fall within C2 use as explained below.

A single application is submitted for both dwellings as they are in a single ownership and will be operated by a single support agency.

What is a C2 Use?

The definition of a C2 Use is contained in The Town and Country Planning Use Classes Order. This states the following: -

Use for the provision of residential accommodation and care to people in need of care

This is different from a “normal” C3 dwelling which is defined as: -

Use as a dwellinghouse as a sole or main residence and occupied for more than 183 days in a calendar year by—

(a) a single person or by people to be regarded as forming a single household;

(b) not more than six residents living together as a single household where care is provided for residents; or

(c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).

Part b does allow for no more than 6 residents living together where care can be provided.

However, we do not believe that the proposed use (for reasons later explained) falls within this definition.

Use Description

As has been stated the use applied for is: -

Use for the provision of residential accommodation and care to people in need of care

In this case the use is as a residential family assessment unit.

This residential family assessment unit is designed to provide specialist assessment, support, and care to mothers and their babies within a safe and structured residential environment. The primary purpose of the service is to undertake comprehensive parenting assessments, focusing on the mother's ability to provide safe and consistent care, protection, and appropriate routines for their child, whilst also understanding and responding to the child's developmental and emotional needs.

The service assesses the mother's capacity to promote positive attachment and emotional wellbeing through nurturing interactions, play, and day-to-day caregiving. In addition, the assessment process considers wider environmental and social factors that may impact parenting capacity, including housing, education, employment, budgeting, emotional resilience, and access to community resources and support networks.

Alongside assessment, the unit provides structured parenting support and skill development programmes aimed at equipping families with the practical and emotional skills required to care safely for their children both during placement and following discharge from the service. This includes support with parenting skills, confidence building, emotional regulation, independence, and self-esteem.

Staff work closely with families on a daily basis through observation, direct support, key work sessions, communal programmes, and both educational and social activities designed to promote positive parenting experiences and child development outcomes.

Parenting assessments are typically completed within a 12-week period; however, placements may be extended up to 16 weeks, or longer in exceptional circumstances, depending on the assessed needs of the family and the requirements of the placing local authority or court proceedings.

Relevant Planning Matters

In practice what will be happening at the property is that a mother and baby will be living on site for a period of 12-16 weeks. At all times a member of staff will be present (referred to as a manager) and throughout the day other support workers will visit.

Typically, this will mean one person visiting the premises at a time, but it could mean more (just like any other family who have a baby and have support from midwives and health workers) they sometimes come at the same time.

Families being assessed are unlikely to have a vehicle.

The properties are a detached dwelling and one half of a semi-detached dwelling. Both have separate family gardens and off-street parking on private drives.

The detached property has 5 bedrooms and the semi 3 bedrooms

Vehicle movements generated by the proposed use will probably be less than families occupying the premises.

There will be a changeover in manager once a day. Trips out for the family (to shops etc.) and 2 or 3 visits by staff (which could include the family trips out).

There will be no detriment to highway safety from the proposed use.

In terms of noise the traffic, movements to and from the building are during daytime hours and will not be noticed over and above the normal day to day movements in the street.

The use will not generate any more noise or nuisance than a normal family home.

Conclusion

The use requires planning permission as there is always a permanent manager on site who cannot be said to be living as part of a family. It will involve the assessment of mothers and babies to enable them to gain the life skills and have sufficient support when they move out and take up their own lives.

It will not cause any noise nuisance or danger to highway safety.

It is therefore our conclusion that planning permission can be granted.

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