



PLANNING STATEMENT

Full planning application: change of use of a dwellinghouse (Use Class C3) to a residential children's home (Use Class C2) for up to three children aged 8–17, cared for by staff working on a rota basis. No external alterations. Normally 3 staff on-site (maximum 4 briefly at handover); maximum 8 vehicle movements per weekday.

38 Frank Lane
Dewsbury
WF12 0JN

Date: September 2026
Prepared by: C2 Homes Planning Consultancy

1. Introduction

1.1 This Planning Statement supports a full planning application for the change of use of Frank House, 38 Frank Lane, Dewsbury, WF12 0JN, from a dwellinghouse (Use Class C3) to a residential children's home (Use Class C2) for up to three looked-after children aged 8–17 with emotional and behavioural difficulties (EBD) at a medium priority level.

1.2 The children will be cared for by Residential Care Workers working on a rota basis, supported by a Registered Manager. No external alterations are proposed to the building, its boundaries, its garden, or its parking area. The only changes are internal and relate to how existing rooms are used.

1.3 Before receiving any child, Frank House must be registered with and inspected by Ofsted under the Children's Homes (England) Regulations 2015. Registration is a separate, independent regulatory process that sits alongside planning control.

1.4 This Statement describes the site and the proposal, sets out the relevant planning policy, and assesses the proposal against the Kirklees Local Plan (adopted 2019), the National Planning Policy Framework (August 2026), and other material considerations. It should be read with the following documents submitted with the application:

- Application form, ownership certificate, and location plan (1:1250) with the site edged red
- Existing and proposed floor plans, and existing and proposed elevations
- Analysis Report — contact with Kirklees Children's Services and evidence of need
- Comprehensive Management Plan
- Statement of Purpose
- Placement Needs Document
- Good Neighbour Procedure and Complaint Procedure

2. The Site and Its Surroundings

2.1 Frank House is a detached two-storey house of coursed natural sandstone under a brown concrete tiled hipped roof, set within its own plot on Frank Lane in the Thornhill area of Dewsbury. The surrounding area is predominantly residential, made up of detached and semi-detached family houses.

2.2 The house has a single-storey side extension (the play room/study) and a rear conservatory. It has a landscaped front garden, a private rear garden, and a block-paved driveway providing off-street parking for approximately three vehicles.

2.3 The ground floor comprises an entrance hall, living room, reception room, dining room, kitchen, utility room, WC, play room/study, and conservatory. The first floor comprises three bedrooms (one with an en-suite and one with fitted wardrobes), a walk-in wardrobe, and a family bathroom.

2.4 The site lies within the built-up area of Dewsbury, close to local schools, shops, parks, and sports facilities, and is served by local bus routes. Dewsbury railway station provides direct services to Leeds, Huddersfield, and Manchester. The property is not understood to be a listed building or to lie within a conservation area [to be confirmed against the Kirklees Local Plan Policies Map before submission].

2.5 Planning history: [insert any relevant planning history for the site — the applicant is not aware of any].

3. The Proposal

3.1 Planning permission is sought to use the property as a residential children's home for up to three children aged 8–17. Each child will have their own bedroom. The home will be registered with Ofsted and operated in full compliance with the Children's Homes (England) Regulations 2015.

Proposed Use of Rooms

Room	Proposed Use
Bedroom 1 (with en-suite)	Child's bedroom — 18'8" x 11'1" (approx. 19 m ²)
Bedroom 2 (fitted wardrobes)	Child's bedroom — 18'5" x 9'2" (approx. 16 m ²)
Bedroom 3	Child's bedroom — 10'2" x 9'6" (approx. 9 m ²)
Living room (ground floor)	Staff room and overnight sleep-in room — staff only
Reception room (ground floor)	Office for the Registered Manager — staff only
Play room/study	Children's lounge, play room, and homework space
Kitchen, dining room, conservatory	Shared family living, meals, and life skills
Utility, WC, family bathroom, walk-in wardrobe	Unchanged domestic use
Gardens and driveway	Unchanged — outdoor play space and off-street parking

Staffing

3.2 Two Residential Care Workers will be on duty during waking hours. Overnight, one worker will remain awake and one will sleep in, using the ground floor staff room. The Registered Manager will be on-site on weekdays, broadly 9:00am to 5:00pm, working from the ground floor office. Senior on-call management is available at all times.

3.3 Shift handovers are staggered between approximately 8:30am and 9:00am, one worker at a time. Normally 3 staff are on-site; the maximum is 4, for up to 30 minutes during the morning handover. A team of eight Residential Care Workers will provide continuous cover on a rota. Staff meetings, training, and case reviews will be held off-site or remotely.

Operation

3.4 The children will live at Frank House as their home. They will attend local schools or other education, take part in community activities, and share family-style meals and routines. Social workers will visit by appointment (typically one to two visits a month across the three children), the Regulation 44 independent visitor will attend monthly, and Ofsted will inspect at least annually.

3.5 The home will operate in accordance with the submitted Comprehensive Management Plan, which sets out how the home will provide a safe and secure environment for the children, and the Good Neighbour Procedure, which sets out commitments on noise, parking, waste, communication with neighbours, and complaints.

4. Use Class

4.1 Class C2 (Residential Institutions) of the Town and Country Planning (Use Classes) Order 1987 (as amended) covers the provision of residential accommodation and care to people in need of care, and 'care' expressly includes the personal care of children.

4.2 Where carers do not live permanently at the property but work on a rota basis, the residents and staff do not form a single household, and the use falls within Class C2 rather than Class C3 (North Devon District Council v First Secretary of State [2003] EWHC 157 (Admin)). The applicant therefore seeks planning permission for a change of use to Class C2, so that the Council can control the use through conditions.

5. Planning Policy Context

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan is the Kirklees Local Plan Strategy and Policies (adopted 2019).

Kirklees Local Plan (2019)

Policy	Relevance to this proposal
LP1 — Achieving sustainable development	Positive approach to sustainable development in line with national policy.
LP2 — Place shaping	Proposals should respect and enhance the character of the local area.
LP11 — Housing mix and affordable housing	Supports a mix of housing, including specialist accommodation, that meets identified local needs.
LP21 — Highways and access	Development must provide safe access and must not harm highway safety.
LP22 — Parking	Parking should be provided at an appropriate level for the use and location.
LP24 — Design	Development should be well designed, respect its surroundings, and protect the amenity of existing and future occupiers.
LP52 — Protection and improvement of environmental quality	Development should not cause unacceptable noise or disturbance.
Highways Design Guide SPD	Guidance on access and parking provision.

National Planning Policy Framework (August 2026)

Policy	Relevance to this proposal
S3 and S4 — Presumption in favour of sustainable development	Development within settlements should be approved unless the benefits are substantially outweighed by any adverse effects.
HO1 — Assessing housing need	Housing need assessments must include looked after children, with evidence of need found in the local authority's Children's Social Care Sufficiency Strategy.
HO9 — Specialist accommodation	Community-based accommodation should be supported by a management plan showing how it will provide a safe and secure environment for residents.
DP3 — Well- designed places	Proposals should respond to their context and to key design principles, including liveability.
TR3 and TR6 — Sustainable transport	Development should be in accessible locations, and should be refused only where it would have an unacceptable impact on highway safety or a severe impact on the road network.
P3 — Living conditions and pollution	Development should provide healthy living conditions and avoid unacceptable noise impacts.

Written Ministerial Statement (May 2023)

5.2 The Written Ministerial Statement 'Planning for accommodation for looked after children' (23 May 2023) states:

'The planning system should not be a barrier to providing homes for the most vulnerable children in society.'

'Local planning authorities should give due weight to and be supportive of applications, where appropriate, for all types of accommodation for looked after children in their area that reflect local needs.'

5.3 The Statement is a material consideration to which significant weight should be given.

Section 22G Sufficiency Duty

5.4 Section 22G of the Children Act 1989 requires Kirklees Council, as the children's services authority, to take steps to secure, so far as reasonably practicable, sufficient accommodation within its area for the children it looks after.

6. Planning Assessment

Principle of Development

6.1 The site lies within the built-up area of Dewsbury. Under NPPF Policy S4 the proposal should be approved unless its benefits are substantially outweighed by adverse effects. Local Plan Policy LP1 reflects the same positive approach.

6.2 The proposal retains the building in residential-type use and would provide specialist accommodation that meets an identified local need (Policy LP11 and NPPF Policy HO1). The loss of one family dwelling from the housing stock is very small, and the change of use is reversible without any physical works.

Need

6.3 There were 81,770 looked-after children in England at 31 March 2025, and 9,480 of them lived in children's homes or secure units (DfE, 2025). The National Audit Office (September 2025) found that 67% of children in children's homes were placed outside their own local authority, and 49% more than 20 miles from home. Residential care cost £3.1 billion in 2023–24, nearly double the cost five years earlier.

6.4 Kirklees Council's Placement Sufficiency Strategy identifies the need for more in-area residential placements. The Analysis Report submitted with this application records contact with Kirklees Children's Services and sets out the evidence of need in detail. In line with NPPF Policy HO1 and the May 2023 Ministerial Statement, this need should carry significant weight.

Character, Appearance and Design

6.5 No external alterations are proposed. The house, garden, and driveway will look exactly as they do now, and the property will continue to read as a family home in the street. The proposal therefore complies with Policies LP2 and LP24 and NPPF Policy DP3.

Residential Amenity — Noise and Disturbance

6.6 The home will be occupied by three children living as a family, with routines built around school, meals, homework, and a settled bedtime. The comings and goings are set out in the schedules below. The proposed use generates a maximum of 8 vehicle movements per weekday and 6 at weekends, which is comparable with a family occupying a house of this size.

Schedule 1 — Typical Family Use (Class C3)

Activity	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Adults travelling to work		4	4	4	4	4	
School run — children (out and return)		4	4	4	4	4	
Shopping / social / recreational outings	4			2			4
Visitors (family, friends, tradespeople)	4			2		2	4
Total movements (all in/out)	8	8	8	12	8	10	8

Schedule 2 — Proposed Use: Frank House (3 Children)

Activity	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Care staff — staggered handover (2 in, 2 out)	4	4	4	4	4	4	4
Registered Manager (arrives/departs — weekdays)		2	2	2	2	2	
Children's school/activity transport	2	2	2	2	2	2	2
Total movements (all in/out)	6	8	8	8	8	8	6

6.7 Professional visits (social workers, the Regulation 44 visitor, and Ofsted) are occasional and by appointment. Staff meetings and training are held off-site. The staggered handover is short and quiet, and the Good Neighbour Procedure commits staff to considerate behaviour at all times, with a named contact for neighbours and a clear complaints process.

6.8 The proposal would not cause unacceptable noise or disturbance to neighbours, and complies with Policies LP24 and LP52 and NPPF Policy P3.

Highways and Parking

6.9 The existing access is unchanged. The block-paved driveway provides off-street parking for approximately three vehicles, which meets the normal staffing level of three staff. Staff will be encouraged to use public transport, and will be instructed never to park across neighbouring driveways or cause obstruction on Frank Lane.

6.10 The number of vehicle movements is comparable with family use, so there would be no unacceptable impact on highway safety and no severe impact on the road network. The proposal complies with Policies LP21 and LP22, the Highways Design Guide SPD, and NPPF Policies TR3 and TR6.

Community Safety and Fear of Crime

6.11 Fear of crime can be a material consideration, but it must be based on evidence relating to the particular proposal (West Midlands Probation Committee v Secretary of State for the Environment (1998) 76 P&CR 589). There is no evidence that a small, well-managed children's home would cause crime or anti-social behaviour.

6.12 The home will be run under the Comprehensive Management Plan, with individual risk assessments for each child, a Location Risk Assessment under Regulation 46, close working with West Yorkshire Police, and independent monthly monitoring. This meets the requirement of NPPF Policy HO9 for a management plan showing how the home will provide a safe and secure environment.

Living Conditions for the Children

6.13 Each child will have a private bedroom. All three bedrooms exceed the 7.5 m² minimum for a single bedroom in the Nationally Described Space Standard. The children will have a lounge/play room, dining room, conservatory, kitchen, and a private garden, giving a high standard of living accommodation.

7. Planning Balance

7.1 The proposal would meet an identified and pressing need for in-area residential care for looked-after children, supporting Kirklees Council's Section 22G sufficiency duty and keeping children close to their families, schools, and communities. National policy (NPPF Policy HO1) and the May 2023 Ministerial Statement give this need significant weight.

7.2 Against this, the proposal involves no external change, generates comings and goings comparable with a family home, provides adequate off-street parking, and is supported by a detailed management plan. No adverse effects have been identified that would outweigh the benefits, let alone substantially outweigh them as NPPF Policy S4 requires.

Suggested Conditions

7.3 The applicant would accept conditions requiring:

- Commencement of the use within three years.
- Development in accordance with the approved plans.
- Use only as a residential children's home for no more than three children aged 8–17, and for no other purpose within Use Class C2.
- Operation in accordance with the submitted Comprehensive Management Plan and Good Neighbour Procedure.
- Retention of the driveway for the parking of vehicles.

8. Conclusion

8.1 The proposed change of use accords with the Kirklees Local Plan, including Policies LP1, LP2, LP11, LP21, LP22, LP24 and LP52, and with the National Planning Policy Framework (August 2026).

8.2 It would deliver a high-quality, Ofsted-regulated home for three looked-after children, meeting a documented local need, with no harm to the character of the area, the living conditions of neighbours, or highway safety.

8.3 Kirklees Council is respectfully invited to grant planning permission. C2 Homes Planning Consultancy is happy to provide any further information, or to arrange a site visit or meeting, at the Council's request.

Appendix A — Decisions on Small Children's Homes

The following decisions (Certificates of Lawfulness and appeals) are included to show that small children's homes, operated with rota staff, have been found to have a domestic character comparable with family use. They were not planning applications, so they are relevant to the character of the use rather than to the planning balance.

Certificates of Lawfulness Granted

Local Planning Authority	Reference
Hyndburn Council	11/19/0238
Sunderland Council	21/02212/CLP
Redbridge Council	1006/23
Bolton Council	15060/22
Dudley Council	P 20/0074
South Ribble	07/2021/01196/CLD
Fylde Council	24/0207
Manchester Council	142294/LP/2025
Oldham Council	CEA/353207/24
West Northants	2024/4161/LDP
Bedfordshire Council	PL/24/2314/SA
Coventry City Council	PL/2024/0002190/LDCP
Milton Keynes	24/01924/CLUP
Enfield Council	24/04255/CE
Slough Council	P/10175/001
Spelthorne Council	25/00393/CPD
Reigate & Banstead	25/00322/CLP

Appeals Allowed

Local Planning Authority	Reference
Derbyshire Dales	<i>APP/P1045/X/20/3263178</i>
Lewisham	<i>APP/C5690/X/23/3329560</i>
Welwyn and Hatfield	<i>APP/C1950/X/23/3325924</i>
Wyre Council	<i>APP/U2370/X/21/3277997</i>
Bassetlaw	<i>APP/A3010/X/21/3277785</i>
Sefton	<i>APP/M4320/X/22/3300633</i>
Ashford	<i>APP/E2205/X/16/3161037</i>

