

Search application details

Application number: 2025/92297	
What is the application for?:	Certificate of lawfulness for proposed change of use from dwelling (use class C3
Address of the site or building:	102, Redwood Drive, Bradley, Huddersfield, HD2 1PW
Postcode:	HD2 1PW

User comments

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

I have serious concerns regarding the inappropriate impact this commercial enterprise will have on our community.

In the first instance all owners of properties on the Woodland Glade estate have signed up to Deeds of Covenant which state "That no part of the property shall be used for any purpose other than as or incidental to a private dwelling". I would therefore respectfully suggest that the application cannot be determined until the legal aspect of breaking the covenant have been thoroughly examined.

I refer to a similar approved application for change of use to a Children's Home at 19 St. Thomas Gardens, Bradley where the Delegated Decision Notice states under section –

2. Lawful Use Certificate

2.2 Section 192(2) of the Town and Country Planning Act 1990 provides that uses are lawful if the Local Planning Authority is provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application.

I believe that at the present time and with the minimal information provided by the applicants that the proposed change of use at 102 Redwood Drive is not lawful and should therefore be either withdrawn or differed by officers until such time as a judgement into the legal aspects of the application are resolved.

The applicants are owners of other properties at Woodland Glade and have until recently been advertising on their website (Templar Hive Children's Homes) the location at 102 Redwood Drive, this has been recently revised to say, "Coming soon", statements regarding other Homes on the estate have been removed specifically, 1 Grantley Place. If this application is approved, then this will open the way for other properties on the estate to be used as Children's Homes in close proximity to each other which would totally change the character of what is at present a quiet residential area composed of families and retired couples some of whom have lived on the estate, many more than 30 years.

The Children's Homes (England) Regulation Act 2015: requires that: -

Children should have a personnel space (usually a bedroom) and have suitable facilities to meet in private - friends, relatives, parents or professional visitors.

Requires sleeping accommodation for Staff who are staying overnight.

Requires privacy for Children in Bedrooms, Bathrooms & Toilets

Comparing plans of existing house layout as indicated on drawings submitted as part of planning application 2023/62/90936/W the accommodation comprises Living room, dining room, kitchen, conservatory and garage on the ground floor together with 4 Bedrooms (one en-suite), and bathroom to the first floor.

Information provided by the applicants states that there will be 3 children, a manager working from 9-00am to 5-00pm and 2 support staff working a shift from 8-00 am to 8-00 am next day, with staff sleeping over.

Are the 2-support staff be expected to share a bedroom and how will the ground floor layout be configured to provide sufficient accommodation to meet the requirements of the Regulations without structural modifications.