

Address: 15 Grantley Place Huddersfield HD2 1LZ

Search application details

Application number: 2025/CLD/92297/W	
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?	No
<p>I am writing to object to the planning application for change of use at 102 Redwood Drive. I do not believe that houses within the Woodland Glade estate are appropriate for use as a children's home for many reasons.</p> <p>1. Loss of Residential Character.</p> <p>The Woodland Glade estate is a family-oriented residential area. This is a community where people feel safe and we have built up an established character of a place where families raise their children and the elderly can live in a safe environment. The introduction of a commercial care home will have a significant impact on the character of the estate, it brings with it a lot of negative consequences that will inevitably make the estate somewhere that is far from a safe place to live and/or raise a family and it also completely undermines the community that residents have worked hard and also paid a premium to create and enjoy.</p> <p>2. Impact on highway safety and traffic.</p> <p>The application states that there will be 3 children and 3 staff members at the property at all times but nowhere acknowledges the severe impact this will have on the traffic volumes, road safety and parking availability for residents. A very quick look at the property on google maps shows very clearly that the property only have 1 parking space (driveway). Therefore there will inevitably be a disturbance for the surrounding neighbours due to the rest of the staff members (up to 6 cars potentially at a shift change over) parking on the roadside. This also could cause issues for emergency services access. The homes documents however also state frequent visits by social workers, medical staff, manager, family and friends. Redwood Drive is not designed to accommodate this level of activity, especially as the property is situated at a dead end, and the increase in vehicles will lead to traffic congestion. This poses a risk to road safety and a significant loss of amenity for neighbours.</p> <p>3. Effect on living conditions by way of loss of security and resident safety, increased</p>	

3. Effect on living conditions by way of: loss of security and resident safety, increased noise and disturbance, risk of anti-social behaviour and hugely detrimental impact on neighbours.

There are multiple aspects of changing the use of this property that will impact the safety and security of residents on Woodland Glade. The property is located at the end of the cul-de-sac which is a poorly lit area and already has been a place for some anti-social behaviour such as drug dealing, drug use, sexual activity and illegal off-road bikes on the pavements.

Bringing vulnerable children into an area which is on the doorstep of already established behaviours of this nature will not only increase the chances of anti-social behaviours continuing to occur, it will more than likely bring even worse situations such as grooming, sexual exploitation and county lines gangs. This puts into question the safety of the children in the home and also massively affects the safety and security of the children who already live on Woodland Glade, a place which, as previously mentioned, has built up a wonderful reputation for keeping its children safe. There will also be a significant increase in the volume of unfamiliar visitors and vehicles coming in and out of the estate which bring further concerns for the safety of the children on the estate.

The operation of a children's home will result in a level of noise and disturbance that is not in keeping with the estate. This includes but is not limited to: noise from increased vehicle traffic, people arriving and leaving the property at various times including during the night, and general activity associated with a commercial institution as this would be. The location of the house requires any visiting vehicles to drive through the entire estate to reach the property. This would be particularly disruptive to the peace and quiet enjoyed by residents of Woodland Glade during evening hours and at weekends.

I am also especially concerned for the negative impact this will inevitably have on the living conditions of neighbouring occupiers at: 100 Redwood Drive; No's. 11 and 15 Brier Hill View regarding possible increased noise levels, increased flow of traffic, increased levels of unknown people visiting etc.. As such, the proposed change of use will be contrary to policy LP24 of the Local Plan, which sets out the expectation that good design should be at the core of all proposals in the district.

5. Precedent for Further Change.

Allowing such a change opens the door to further applications, especially as the applicants own other properties on the estate, which will result in a complete breakdown of the residential nature of the estate and the character and community that residents have worked to build and also pay a fee to enjoy. This will also have an impact on property values which will impact the quality of life and mental health of the many people on this estate who have worked hard to own a property in such a nice area.

Given the substantial potential for negative impact to the residents of Woodland Glade, I respectfully encourage you to carefully weigh these concerns and ultimately make the decision to reject this application.