

Address: 43 Redwood Drive Huddersfield HD21PW

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

Dear Sir/Madam

I wish to formally object to the above planning application for a change of use of 102 Redwood Drive from a residential dwelling (use class C3) to a residential care facility (use class 2). My objections are based on the following planning considerations:

1. Detrimental impact on neighbouring amenity. The proposed change of use will have a significant negative impact on neighbouring residents. A care home of this type is likely to introduce:

Increased risk of antisocial behaviour, disruption

Frequent visits from police, taxis, professionals, etc

this level of activity is totally at odds with a quiet residential estate and will severely disrupt the enjoyment of neighbouring homes.

2. Increased noise and disturbance. Residential homes are designed for family occupation, not for business-level activity.

3. Increased traffic and parking pressures. The property is located at the end of the estate, meaning that all additional traffic will pass through the entire estate and create congestion, safety risks for children and pedestrians.

4. Loss of residential character and precedent for further change. The introduction of a business venture on this scale fundamentally alters the character of the estate, which was designed and marketed for family occupation. Approval of this application would set a dangerous precedent, opening the door to further changes of use that erode the residential nature of the community.

5. The care facility has already been advertised online, raising serious safeguarding concerns for both the children in care and the existing residents, particularly families with young children and elderly neighbours. Increased movements, surveillance issues, and risks associated with loitering and antisocial behaviour will reduce the sense of privacy and safety within the estate.

6. The estate is subject to covenants that expressly forbid: any trade or business being carried out from residential premises; any activity causing nuisance, annoyance or injury to others.

The operation of a care home would directly contravene these covenants.

In summary, the proposed change of use is quite inappropriate for this location and would cause lasting harm to the residential character, safety and wellbeing of the community.

I urge Kirklees Council to reject this planning application.