

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?	Yes
<p>Dear Sir/Madam,</p> <p>Re: Objection to Planning Application 2025/CLD/92297/W</p> <p>I would like to strongly object to the change of use of Residential Property to Private business for the purposes of a Children's Care Home at 102 Redwood Drive. I have lived on the Woodland Glade estate for over 33 years since June 1992. My objections to the change of use are on the following grounds:</p> <p>1. Detrimental Impact on neighbouring Amenity</p> <ul style="list-style-type: none">• The proposed development is at the end of the estate and the increased traffic on this development from taxis, staff, police, professional visits, school and appointment pick-ups, relatives visiting will lead to increased traffic and noise for every resident on the estate.• Having experienced this in a professional working capacity there will be increased opportunities for groomers loitering to entrap vulnerable teenagers for sexual exploitation and drug trafficking with the concomitant adverse effect on the neighbourhood and its residents.• Increased chances of graffiti and vandalism on the estate, which is currently virtually non-existent.• Increased anti-social behaviour including shouting, swearing, violence, theft and openly taking drugs. None of this has been present on this tranquil estate since it opened. <p>2. Deed of Covenant: Our deed of covenant restricts residential homes on our estate from being used for business purposes. The deed of covenant has two sections that would contravene the opening of a care home. These are:</p> <ul style="list-style-type: none">• "Not to carry out any trade or business on the property or in or from the dwelling erected thereon".• "To ensure that nothing shall at any time be done on the property or any part of the estate that shall be or become a nuisance annoyance or injury to any part of the estate or its occupiers". <p>The proposed change of use contravenes both those parts of the covenant and are therefore totally unacceptable in this residential dwelling. It is essential that these</p>	

therefore totally unacceptable in this residential dwelling. It is essential that these covenants that have been in operation for over 35 years are respected and upheld and the planning permission for change of use is rejected.

3. Increased traffic and parking pressures

This will have a detrimental effect on the neighbourhood and run counter to the original decision to separate the business park from the residential development by closing one end of Redwood Drive off to traffic which was a Kirklees decision. By allowing a business on the estate will run counter to that decision.

4. Increased Noise

This will be detrimental to the neighbourhood which is for residential use only and not for businesses. That is why there is a separation between the Business Park and the Woodland Glade Estate which is purely for residential homes rather than businesses, hence the buffer between the business park and the estate which this development will undermine if granted.

5. Loss of Privacy

This development will lead to loss of privacy with youth congregating and allowing a business development in a solely residential area is unacceptable.

6. Loss of family home and impact on neighbourhood

If this development is allowed to go ahead it will lead to a loss of family home for current and future families and will have a negative impact on the neighbourhood.

I strongly urge the planners to reject this application for change of use as it is not in the character of development on this domestic housing estate. Allowing a change of use and a business on this estate will be a thin end of the wedge and open the door for future similar or other business development which will change the total nature of this estate and exacerbate the problems highlighted above.

Yours faithfully,