

Address: 46 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	
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Application Number: 2025/CLD/92297/W Formal Objection to Proposed Change of Use from C3 (Dwellinghouse) to C2 (Residential Institution)	
<p>I write to lodge a formal objection to the above application seeking a change of use of 102 Redwood Drive from C3 (dwellinghouse) to C2 (residential institution). Whilst we appreciate the importance of providing appropriate facilities for children in care, we contend that the proposed location is wholly unsuitable for such a use.</p> <p>Our objections are set out below:</p> <ol style="list-style-type: none">1. Breach of Deed of Covenant The properties within Woodland Glade are subject to a legally binding deed of covenant restricting their use to residential purposes only. The proposed reclassification to C2 would constitute use of the property as a business, thereby placing it in direct contravention of the covenant. This is a significant legal impediment that must be fully considered and verified prior to determination of the application.2. Inadequate Parking Provision and Highway Safety The property's driveway is nominally designed for two vehicles but, given the increase in vehicle sizes, in practice accommodates only one car comfortably. The proposed use would involve multiple staff, visitors, and management personnel, resulting in a level of parking demand far in excess of that associated with a single household. The property is located at the termination of a cul-de-sac where on-street parking is severely constrained, and the area doubles as a turning circle for council waste vehicles. Any overspill parking would impede access, raising both operational and highway safety concerns.3. Harm to Residential Amenity Woodland Glade is a unique and cohesive residential estate, one of very few of its kind nationally. The introduction of a residential institution would be fundamentally at odds	

nationally. The introduction of a residential institution would be fundamentally at odds with the character of the estate. Research into comparable C2 facilities highlights increased risks of antisocial behaviour, safeguarding issues, theft, vandalism, and drug-related incidents. Such impacts would seriously compromise the safety, security, and quiet enjoyment of neighbouring residents, in clear conflict with local planning policies that seek to protect amenity.

4. Disruption Arising from Staffing Patterns and Unsociable Hours

The applicant's own documentation confirms that two support staff will be present at all times on a 24-hour shift pattern, with managerial presence during office hours. This would necessarily involve regular staff changeovers, including during early morning and late-night hours, with associated vehicle movements and noise. These patterns of comings and goings bear no resemblance to those of a typical family dwelling and would cause unacceptable disturbance to adjoining occupiers.

Conclusion

For the reasons set out above - namely breach of covenant, insufficient parking and highway concerns, demonstrable harm to neighbouring amenity, and disruption caused by staffing patterns we respectfully submit that this application should be refused. We further urge the Local Planning Authority to undertake a detailed review of the covenant, parking capacity, and operational information supplied by the applicant to ensure compliance with planning requirements and to safeguard the residential character of Woodland Glade.