

Address: 46 Redwood Drive Huddersfield HD2 1PW

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
Application Number: 2025/CLD/92297/W	
Objection to Proposed Change of Use from C3 (Dwellinghouse) to C2 (Residential Institution).	
<p>I wish to object to the above application seeking to convert 102 Redwood Drive from a C3 dwellinghouse to a C2 residential institution. While we acknowledge the importance of providing residential accommodation for children in care, we maintain that Woodland Glade is not an appropriate location for such a facility.</p> <p>Our reasons for objection are outlined below:</p> <ol style="list-style-type: none">1. Conflict with Legal Covenants<p>All properties within Woodland Glade are bound by a deed of covenant requiring that they be used solely as private residences. Reclassifying this dwelling as a C2 use would introduce a business operation into the estate, placing it in direct breach of this covenant. This is a significant legal and contractual issue that must be reviewed in full before any planning decision is made.</p>2. Risk to the Character and Amenity of the Estate<p>Woodland Glade is a distinctive residential development with a close-knit community, one of very few of its kind nationally. The introduction of an institutional use would alter the character of the area and undermine the peaceful environment enjoyed by residents. Evidence from similar facilities indicates potential increases in antisocial behaviour, safeguarding incidents, and disturbances - all of which would have a detrimental effect on neighbouring amenity.</p>3. Inadequate Parking and Access Constraints<p>The property's driveway can realistically accommodate only one modern vehicle, despite its original design for two. The proposed use would require regular attendance by multiple staff members, management, and visitors, creating significant parking</p>	

by multiple staff members, management, and visitors, creating significant parking pressures. As the property is located at the end of a cul-de-sac where on-street parking is extremely limited, additional vehicles would obstruct the turning circle used by council waste collection vehicles, creating both operational and safety concerns.

4. Noise and Disturbance from 24-Hour Operation

According to the applicant, two support staff will be present on a continuous basis with shift changes occurring throughout the day and night. These frequent comings and goings, especially at early morning and late-night hours, would generate noise and traffic movements inconsistent with the patterns of a single-family home, causing unacceptable disruption to neighbouring residents.

Conclusion

For the reasons above breach of covenant, harm to the residential character of Woodland Glade, inadequate parking provision, and unacceptable disturbance from 24-hour staffing patterns we respectfully request that the application be refused. We also ask that the Local Planning Authority investigate the enforceability of the existing covenant and assess the operational impacts in detail to ensure the long-term protection of this unique residential community.