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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>To Whom It May Concern,</p> <p>I am writing to formally object to the planning application for the proposed change of use of 102 Redwood Drive from a residential dwelling to a children's home. While I acknowledge and respect the need to provide suitable care for vulnerable children, I have serious concerns about the suitability of this location for such a facility. My objections are based on the following planning considerations:</p> <ol style="list-style-type: none">1. Impact on Residential Amenity<p>Redwood Drive is a quiet residential estate designed for family living. Converting a house into a children's home would materially alter the character of the street. The nature of such a facility inevitably brings a higher turnover of residents and staff, with increased comings and goings at all hours. This creates a risk of persistent disturbance through noise, late-night activity, and general disruption, which would significantly harm the amenity of neighbouring households.</p>2. Parking, Traffic and Road Safety<p>The property does not have adequate off-street parking for the level of staff, visitors, and professional services that will be required to support such a home. Overspill onto the road will add pressure to already limited on-street parking, increase congestion, and present safety risks to both pedestrians and local children who regularly use the street. This is especially concerning in an estate with shared facilities and play areas nearby.</p>3. Over-Intensification and Inappropriate Use of the Property<p>The dwelling was designed and approved for single-family use. Running it as a children's home would fundamentally change the intensity and character of its use. The constant staff rotations, visiting professionals, and multiple young residents do not align with the planning purpose of the property. This level of activity is excessive and constitutes over-intensification, inconsistent with the surrounding residential environment.</p>	

4. Incompatibility with Local Environment

A facility of this nature raises concerns about safeguarding, security, and supervision. While many children in care are vulnerable rather than “badly behaved,” the reality is that homes of this type can sometimes bring challenging behaviour, which is better managed in locations with more robust infrastructure and appropriate space. Redwood Drive lacks the facilities, professional support nearby, and public transport links that would make such a development sustainable or appropriate.

5. Precedent for Further Non-Residential Uses

If approved, this proposal could set a worrying precedent for similar changes of use in the area. Allowing what is effectively a commercial operation in the middle of a residential estate undermines planning policy designed to protect the character of neighbourhoods like ours.

Conclusion

For the reasons outlined above, I respectfully request that the Council refuses this application. The provision of children’s care facilities is important, but 102 Redwood Drive is simply not a suitable location. This proposal would have a lasting negative impact on residents, the character of the neighbourhood, and the amenity of the local community.

Yours sincerely,