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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	
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2025/cld/92297/w	
<p>Formal Objection to the Planning Application.</p> <p>I wish to object to the above application on the grounds that the proposed change of use is incompatible with the character, function, and planning context of the site. My concerns are as follows:</p> <ol style="list-style-type: none">1. Safeguarding and Welfare Risks<p>The estate contains shared facilities — including a swimming pool, gym, sports pitches, and a licensed bar — which are freely accessed by resident families and children. Introducing an institutional use accommodating vulnerable young people, without robust and detailed safeguarding measures, presents clear risks to both the children in care and existing residents. The application fails to demonstrate how these risks would be mitigated, rendering the location unsuitable for this use.</p>2. Conflict with Established Character of the Area<p>This is a private residential development designed for low impact, family oriented living. The introduction of a staffed care facility represents a fundamental shift in land use, undermining the established residential character and potentially setting a precedent for further non residential incursions.</p>3. Noise and Amenity Impact<p>A home accommodating children aged 7–17, supported by rotating staff, is likely to generate higher and more irregular noise levels than a single family dwelling. This would erode the quiet enjoyment of neighbouring properties and diminish the amenity value of the estate.</p>4. Traffic and Parking Pressure<p>The estate's road network was designed for light residential use. The proposed use would significantly increase vehicle movements — including staff, visitors, professionals, and deliveries — creating congestion and elevating road safety risks.</p>	

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5. Over Intensification of Use

The change from a single household to a staffed residential institution constitutes a material intensification of use that is excessive for this location and contrary to the intended scale and density of the estate.

6. Premature Operation and Compliance Concerns

It is noted that the applicant is already advertising the property as a children's home on www.templarhive.co.uk, alongside another address (1 Grantley Place), prior to any planning consent being granted. This raises legitimate concerns about adherence to due process and future compliance with any conditions imposed.

Conclusion

For the reasons set out above — relating to safeguarding, character, amenity, traffic, over intensification, and procedural compliance — I respectfully request that the application be refused.

Regards