

Address: 71 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

Planning Application objection 2025/CLD/92297/W

102 Redwood Drive, HD2 1PW

I wish to raise serious concerns regarding the proposed change of use for the property in question. The property is situated within a quiet residential mostly occupied by families and elderly residents. The proposed use as a residential care facility represents a significant departure from the established character and makeup of the neighborhood.

The application lacks sufficient detail regarding the profile of the children to be accommodated. However, the reference to the need for two support workers on-site 24/7, a daytime manager, and visits from social workers for just three children strongly suggests the placement of children with complex emotional and behavioral needs. This raises concerns about the suitability of the location for such use, particularly given the vulnerability of the children and the quiet nature of the surrounding community.

The property is positioned at the top of the estate adjacent to a business park that is known locally for drug-related activity and substance misuse. Furthermore, the estate is bordered on three sides by woodland and is in close proximity to a busy dual carriageway. These environmental factors raise serious safeguarding concerns for vulnerable children placed at the property.

There is also a potential for an increase in antisocial behavior associated with such use, which could negatively impact the safety and wellbeing of existing residents, particularly families with young children and elderly individuals.

Parking is another significant concern. The application states that three daytime staff will be present, yet only two on-site parking spaces are available. With shift changes at night and the potential for visits from social workers, emergency services, or other professionals, the total number of vehicles at any one time could easily exceed five. On-street parking in the estate is already limited and heavily used by residents, particularly during evening and overnight hours. Additional parking demand will likely exacerbate congestion and inconvenience for current residents.

Finally, I would like to draw attention to the deed of covenant associated with properties on this estate, which restricts the use of residential homes for business purposes. The proposed change of use appears to breach this covenant and should therefore be considered inappropriate.

For these reasons above, I strongly object to the proposed change of use and urge the planning authority to reject the application.