

Search application details

Application number: 2025/92297	
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
Application Number: 2025/CLD/92297/W Objections to the Proposed Change of Classification from C3 to C2 I am writing to formally object to the above planning application. I believe this specific proposal raises serious concerns which should be considered as part of the decision-making process, due to the following reasons: 1 Impact on highway safety and traffic The property is located within a private residential estate designed for family dwellings. A Children's home will inevitably involve a higher volume of staff vehicles, visitors, professional services, and delivery traffic compared to a standard household. This will likely increase congestion and parking pressures leading to road safety risks on roads that are used as a walking route to school and where young children play. The property is the last house on the estate that can only be accessed via Redwood Drive which means that anyone attending the address has to pass every house on Redwood Drive to reach the address. The property is located at the end of a cul de sac where there is a turning area used by refuse collection vehicles, gritters and emergency services etc. There is already inconsiderate parking in this area from people visiting premises on the business park that would be exacerbated by staff parking here particularly at shift changes or when vehicles are collecting and returning school children. 2 Noise, disturbance and odour Noise & Residential Amenity A home accommodating children aged between 7 and 17, alongside rotating staff is likely to generate higher and more irregular levels of noise and disturbance than a single-family dwelling. This would have a negative impact on neighbouring residents and the overall quiet character of the estate. As a commercial property it would need to make its own commercial waste	

As a commercial property it would need to make its own commercial waste arrangements and that would mean storage would be required which would be unsightly and pose a potential health risk - the only place to store commercial refuse would be at the front of the property or it would take up one of the parking spaces on the driveway and collecting it would generate additional commercial vehicle traffic on a residential estate.

It is well reported in the media that such properties often become the focus of antisocial behaviour which leads to excessive noise and serious disturbance to neighbours. This is not in keeping with the current family focussed environment of the estate; we would not want this to negatively impact on our own family. It is clear that a business will have a different level of control over the residents than parents in a family home would.

3 Effect on the character of an area

Woodland Glade is a stable, owner-occupied, and family-oriented residential area. The introduction of a commercial-style care home fundamentally alters its character and undermines the community cohesion. A change to C2 classification would result in the property being used as a business, which is not in keeping with the character of the community and will affect neighbours with the potential for unruly behaviour, antisocial behaviour and criminal behaviour, such as theft, vandalism and violent behaviour.

There is an existing turning space for gritters and cleansing vehicles to use opposite this address which already attracts unsavoury elements after dark with people loitering in cars, littering etc. With a high volume of unfamiliar cars and visitors, the security that residents rely on will be compromised. Unlike traditional dwellings, this commercial use introduces a level of unpredictability and intrusion not currently seen on a what is in essence a residential cul-de-sac.

4 Effect on living conditions/neighbouring properties

The proposed change of use will have a detrimental effect on the living conditions of neighbouring occupiers at: 100 Redwood Drive; No's. 11 and 15 Brier Hill View regarding possible increased noise levels and impact on privacy.

5 Safeguarding

The estate has shared community facilities, including a swimming pool, gym, sports pitches, playground and a licensed bar, which are used by residents. The introduction of an institutional use accommodating children who may be particularly vulnerable raises safeguarding concerns in relation to unsupervised access to these facilities. Equally the welfare of existing resident children must be considered. This location does not appear to provide an appropriate or safe environment for the integration of such a use without significant safeguarding measures, which have not been addressed within the application.

Family visits to the care home could be made by abusers posing further safeguarding risks to residents of the estate. There is the likelihood of unwanted visits from the criminal fraternity seeking to groom those vulnerable individuals who would be housed

at the property for sexual exploitation and county lines drug recruitment, this again poses a safeguarding risk to not only the children in the care home but also local residents and their families.

6 Social impact

Properties for rent in the surrounding area get taken up quickly, showing high demand for homes. Allowing this large family property to be converted from residential use to commercial use will reduce the potential supply of rental properties on the market and subsequently create additional pressure to the council house waiting list, this change could also set an undesirable precedence of other home owners following suit, thus impacting young families which contradicts local and national planning policies.