

Address: 5 Grantley Place Huddersfield hd2 1lz

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?	No

I am writing to object to the above application for change of use. While I fully appreciate the need for appropriate accommodation for children in care, I do not believe that this particular location is suitable, and I ask that the following issues are carefully considered before any decision is made.

1. Parking and Traffic Levels

The property is located within a quiet private estate where roads are narrow and were designed to accommodate normal residential traffic. A children's home will inevitably involve a higher turnover of vehicles due to staff shift changes, visiting professionals, and deliveries. This will increase congestion and create additional safety risks for residents, particularly for children who walk and cycle around the estate.

2. Disturbance to Neighbours

Unlike a typical family household, the proposed use involves multiple staff working shifts and caring for several children at once. This is likely to cause greater noise and activity at varying times of day and night, which would negatively affect neighbouring homes and undermine the residential character of the estate.

3. Incompatibility with the Area

The estate was purpose-built for family housing with shared community facilities. Introducing a commercial-style institutional use is not consistent with the intended nature of the development. Approving this application risks setting a precedent for other non-residential uses that could further erode the area's character.

4. Intensification of Use

What is currently a single-family dwelling would become a small-scale institution, with staff and multiple young residents rotating over time. This represents a significant intensification of activity compared to other homes on the estate.

5. Advertising Prior to Consent

It is concerning that the applicant has already begun promoting the property as a children's home online despite planning approval not yet being granted. This raises doubts about how closely planning controls and conditions would be observed if permission were granted.

6. Safeguarding and Community Facilities

The estate includes shared amenities such as a swimming pool, sports courts, gym, and clubhouse, all of which are used regularly by resident families and children. The presence of a residential home for vulnerable young people raises safeguarding issues that the application does not address. There are legitimate concerns both about the safety of the children who may be placed in the home, who could have access to facilities without adequate supervision, and about the welfare of existing resident children who currently use these spaces freely. Without clear and robust safeguarding arrangements, this location is not appropriate for such a use.

For the above reasons, I strongly urge the Council to refuse this application.