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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

I am writing to formally object to the proposed change of use from a residential dwelling (Class C3) to a residential institution (Class C2) for the following reasons:

All properties within the Woodland Glade development are subject to a deed of covenant which restricts their use to residential purposes only. Allowing a change of use would directly contravene this covenant. If granted, this precedent could encourage further deviations from the original purpose, resulting in a shift towards business operations in what is fundamentally a residential area, undermining its character and cohesion.

The change of use to a residential children's home would significantly increase traffic in the area, posing serious risks to highway safety.

- **Increased Traffic:** Multiple staff members on 24-hour shifts will greatly increase traffic beyond what would be expected for a residential home.

- **Visitor Traffic:** Regular visits from social workers, health care professionals, and potentially birth family members will add to the traffic burden. With the proposed maximum of three children residing at the property, this could result in a significant number of visitors.

- **Location of the Property:** The property is situated at the end of a cul-de-sac, with only one access/exit route. This is already a point of concern for residents due to the amount and speed of traffic, with discussions in the past about the need for speed bumps. Increasing the traffic would exacerbate this issue, endangering pedestrians—particularly children who are vulnerable to traffic accidents.

- **Parking Issues:** The property's driveway has space for one vehicle, which is insufficient to accommodate the increase in traffic and visitors, resulting in overspill parking on the main road, further exacerbating safety concerns and congestion. It will also increase the risk of congestion in the cul-de-sac, which is critical for vehicle turning, including council vehicles such as refuse collection.

- **Public Safety:** There is a potential for increased unwanted visitors who may exploit vulnerable children for criminal or anti-social purposes, which would further increase traffic and negatively impact the safety and peace of the community. There have already been documented instances of anti-social behaviour in the vicinity, including drug use and illicit activities, which would likely worsen with the additional traffic and presence of vulnerable children.

For the reasons given above, and general operational noise associated with the running of a residential institution, there will undoubtedly be an increase in noise and disturbance.

The potential transformation would irreversibly alter the character of Woodland Glade, diminishing the residential integrity of the area and allowing the potential for further such applications. This would further undermine its original purpose as a residential development, impacting the overall atmosphere and social dynamics of the locality.

While fully appreciating the importance of providing care and accommodation for vulnerable children, the proposed change of use presents significant risks to the safety, wellbeing, and character of the local community. The cumulative effect all of the above cannot be overlooked. For these reasons, I respectfully request that this planning application be denied.