

Address: 24 Redwood Drive Huddersfield HD2 1PW

Search application details

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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

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| Type of comment: An objection | |
| Do you wish your comments to be published on the website anonymously? | No |
| <p>I am writing to formally object to the above planning application. Whilst understanding the importance of providing appropriate accommodation for vulnerable children, I believe this particular proposal raises serious concerns which should be considered as part of the Council's decision-making process.</p> <p>1. Traffic & Parking Impact 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 could create congestion and increase road safety risks on roads not designed for such intensity of use. The application clearly understates the potential impact on traffic volumes and highway congestion in and around Redwood Drive. The on-site parking will only provide space for the 2-support staff in residence which will double to 4 staff at shift changes: however, the home's own documents and website state frequent visits by social workers, medical staff, manager, family and friends.</p> <p>2. 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. Plus the staff changes may well be in unsuitable hours. This would have a negative impact on neighbouring residents and the overall quiet character of the estate.</p> <p>3. Suitability of Location The estate is a private residential development with shared community facilities, it is designed for low-impact family use. Introducing an institutional use of this nature risks undermining the established character of the area, setting a further precedent for</p> | |

undermining the established character of the area, setting a further precedent for further non-residential uses, and altering the balance of our community.

4. Security and Amenity Concerns.

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 seen on a what is in essence a residential cul-de-sac. The home has claimed that it will be for vulnerable children. Other homes in other areas that have catered for such children have seen an increase in the interests of undesirable people such as grooming gangs. We do not wish to have such people parking up their cars and being a nuisance to not only the children in the home, but also worryingly the children of the current estate families.

The proposed change of use will have a detrimental effect on current living conditions regarding possible increased noise levels. These could be contrary to policy LP24 of the Local Plan, which sets out the expectation that good design should be at the core of all proposals in the district. Among other things, this policy sets out requirements to ensure proposals provide a high standard of amenity for future and neighbouring occupiers.

5. Prematurity of Operation

It is also concerning that the applicant is already advertising the property as a Children's home on a website www.templarhive.co.uk despite approval not yet being granted, along with another address -1 Grantley Place.

This raises questions about compliance with the planning process and future adherence to conditions, should permission be given.

6. Potential for Future Expansion. While the application states a maximum of 3 children, there are no safeguards in place to prevent future expansions or more intensive uses once a C2 classification is granted.

7. Precedent for Further Change. Allowing such a change opens the door to further applications, especially as the applicants own other properties on the estate, eroding the residential nature of the estate and creating a domino effect in devaluing properties and impacting lifestyle quality due to mixing commercial use on an estate which is solely residential.

This application has the potential for loss of residential amenity which is both significant and unjust to current residents who invested in this location with legitimate expectations of continuity.

For these reasons, I respectfully request that the application be refused.