

## 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
<p>Please accept the following comments as my formal objection to this planning application:</p> <p>I have serious concerns about the negative impact this commercial enterprise will have on the Woodland Glade community.</p> <p>All owners of properties on the Woodland Glade estate have signed up to Deeds of Covenant which state that "no part of the property shall be used for any purpose other than as or incidental to a private dwelling". The commercial use intended by the applicant is therefore in contravention of the Deed of Covenant in force for this property.</p> <p>If this application is approved, then this will open the way for other properties on the estate to be used as Children's Homes in close proximity to each other which would totally change the character of what is at present a quiet residential community composed of families and retired / professional couples, some of whom have lived on the estate many years.</p> <p>Woodland Glade is not appropriate for such a facility due to the following material planning considerations:</p> <p>1. Impact on the Residential Character of the estate.</p> <p>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 aspect residents pay a premium to enjoy.</p> <p>2. Increased Traffic and Parking Strain.</p> <p>The application clearly understates the potential impact on traffic volumes and highway congestion in and around Redwood Drive. This is driven by the number of vehicles at each property and the number of existing parking spaces. This has impact on the flow of traffic and will compromise access for delivery and service vehicles as well as emergency vehicles.</p> <p>The on-site parking will only provide space for one vehicle, two small vehicles at most, whilst the business's documentation refers to frequent visits by social workers, medical staff, family and friends as well as the two support staff and the manager.</p> <p>3. Security and Amenity Concerns.</p> <p>With a high volume of unfamiliar care and visitors, the security that residents rely on</p>	

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 proposed change of use will have a significant detrimental effect on the living conditions of neighbouring occupiers at 100 Redwood Drive together with no's 11 and 15 Brier Hill View regarding possible increased noise levels. As such, the proposed change of use will 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.

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.

#### 4. Potential for Future Expansion.

Whilst the application states a maximum of 3 children at the property, there are no safeguards in place to prevent future expansion or more intensive uses should a C2 classification be granted.

#### 5. Precedent for Additional Changes.

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 devaluing properties.

This would negatively impact lifestyle quality with the introduction of commercial use on an estate which is solely residential.

I would ask the Council to take my above comments into consideration when reviewing the applicant's submission and would respectfully submit that planning permission should be refused.