

Sent: 30 September 2025 13:55

To: Laura Yeadon <Laura.Yeadon@kirklees.gov.uk>

Subject: 102 Redwood Drive - Application 2025/92297 -

Dear Laura,

I am a resident on the estate and wish to object to the planning permission request submitted to change the use of 102 Redwood Drive to a children's home based on the following grounds.

1. Deed of covenant. The use of this address for a children's home would directly contradict the restriction of homes on Redwood Drive being used for solely business rather than a family home. If this property is used as a business it may impact the family neighbourhood as other properties may also do the same. Also, I strongly disagree with the use of a residential home as a for-profit Children's home, as inevitably this is a business venture and the children's best interests may not be the priority.

2. Safeguarding of children at the home. I do not feel like this estate is appropriate place for a children's home, specifically with it being at the top of the estate and therefore can be an easier target for groomers or other inappropriate visitors, which could then put the children at risk. On top of this, the address for the children's home has been advertised on the website, which already shows a

lack of regard for the safeguarding of these children. Whilst there may be 24 hour staff at this property, it is not certain that these children wouldn't be alone outside for some time, for example for a walk or some fresh air, and therefore exposed to these dangers.

3. Amenity. The property is in an area which is a quite residential area, composed of family homes. The change in use represents a departure from the current character of the neighbourhood. With the staffing numbers and footfall from regular visitors, this will affect the amenity of nearby residents.

4. Safeguarding current residents. Although these are vulnerable children in need of support there is a likely risk of antisocial behaviour which could likely impact current residents of the estate, especially children. A website has been set up containing details of the planned childrens home that has not yet been approved, alongside information on 1 Grantley Place, another property owned on the estate by the applicant. It is not a good sign if the owner is proceeding with activities related to the home before permission has even been granted by the Council.

5. Accommodation requirements. The property must meet space standards (bedrooms, bathrooms, outdoor space) as required by Ofstead. The applicant makes reference to 19 St Thomas Gardens being granted approval, where it should be noted there are 2 children being supported by up to 2 staff during the day and overnight. 19 Thomas Gardens is a larger 4 bedroom detached home, whilst 102 Redwood Drive is a smaller detached 4 bed home, however this application intends to house more individuals with 3 children and 2 adults overnight. I do not feel space requirements will be met, without there being the requirement for internal or external modifications.

6. Parking provision and traffic management have not been adequately addressed. The supporting evidence document states the property is a detached house with off-street parking for two vehicles on the driveway, and additional on-street parking available. This is incorrect, there is one parking space on the drive. Parking will become a problem with 2 staff on site, 2 at handover shifts (8am), a Manager. In addition other visitors will be attending like Social workers, education or safeguarding officers, relatives of the children, and taxi's to transport the children to schools.