

Address: 13, Virginia Road, Huddersfield, HD3 4AZ

About the application

Application number: 2025/93550	
What is the application for?:	Change of use from dwelling (C3) to residential children's home C3(b) accommodat
Address of the site or building:	57, Adelphi Road, Marsh, Huddersfield, HD3 4BB
Postcode:	HD3 4BB

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
Name: Address: 13 Virginia Road, Marsh, Huddersfield, HD3 4AZ Application Reference No: 2025/62/93550/W	
<p>I am writing to formally object to the planning application 2025/62/93550/W which proposes the change of use of a dwellinghouse (Use Class C3) to a residential care home for children and teenagers with complex needs.</p> <p>My objections are based on the following:</p> <ol style="list-style-type: none">1. Traffic, Parking, and Highway Safety <p>57 Adelphi Road is situated within a quiet residential terraced area, predominantly made up of family homes. The proposed change of use would introduce a more intensive and irregular pattern of vehicle movements, including:</p> <ul style="list-style-type: none">• Staff shift changes at varying times of day and night.• Visits from external professionals and support services.• Potential emergency call-outs. <p>The application states that four parking spaces are available, however, the property does not currently provide four off-street parking spaces, and no clear evidence has been submitted to justify this claim. Parking pressure on the street and in the surrounding streets is already significant.</p> <p>Furthermore, if the unadopted road at the rear of the property is to be used for parking, this would raise additional highway safety concerns. Increased vehicle movements at unpredictable hours could pose risks, particularly to local children who use this area.</p> <p>The application does not adequately demonstrate that the existing road network can</p>	

safely accommodate this intensified and irregular traffic pattern.

2. Noise and Disturbance

A children's residential care home with 2 members of staff, shift changes, and professional visitors will inevitably generate more noise and activity than a single-family dwelling. This includes:

- Potential early morning and late-night staff arrivals and departures. Not clear in the proposal.
- Increased daily comings and goings from staff, professionals, and service providers.
- Potential noise associated with operational requirements of the facility.

This level of activity is not consistent with the established quiet and residential character of the area and would likely have a detrimental impact on neighbouring properties.

3. Impact on Local Services and Infrastructure

The proposal may place additional strain on local services, including:

- Healthcare.
- Social Services.
- Emergency Services.

The application does not provide evidence that the local infrastructure has capacity to support the additional and specialist needs associated with a residential care setting.

4. Suitability of Location

The property is located within a peaceful, family-orientated residential terrace. The introduction of a staffed institutional use represents a significant departure from the established character of the area.

In addition, the proximity of a nearby school and the high number of children living locally raise further concerns regarding traffic management, safeguarding logistics, and overall suitability of this specific location for such a facility.

Conclusion

For the reasons outlined above, I respectfully request that the Council refuse planning permission for this proposal. The change of use is inappropriate for this location and would have a detrimental effect on the character, safety, and residential amenity of the surrounding area.