

About the application

Application number: 2026/91202	
What is the application for?:	Change of use of residential dwelling (Use Class C3) to childrens care home for
Address of the site or building:	16, Greenroyd Croft, Birkby, Huddersfield, HD2 2DQ
Postcode:	HD2 2DQ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Subject: Objection to Planning Application 2026/91202	
Dear Planning Officer, I wish to submit a formal objection to the proposed care home development at 16 Greenroyd Croft, HD2 2DQ. My objection is based on the following planning considerations: ### 1. Highway Safety and Traffic Impact The proposed development is likely to result in a significant increase in vehicle movements associated with staff, visitors, deliveries, contractors, healthcare professionals, and emergency services. Staff shift changes are likely to generate concentrated periods of traffic activity throughout the day and evening. The surrounding residential estate was not designed to accommodate the level and frequency of vehicle movements associated with a commercial care facility. As a result, the proposal raises concerns regarding highway safety for residents, pedestrians, cyclists, and other road users. ### 2. Inadequate Pedestrian Facilities Pedestrian infrastructure within the estate is limited, with sections lacking suitable footways. In several areas, pedestrians are required to share road space with vehicles. The increase in traffic associated with the proposed development would further intensify potential conflicts between vehicles and pedestrians, particularly affecting children, elderly residents, and individuals with reduced mobility. The proposal therefore raises concerns regarding pedestrian safety and accessibility. ### 3. Unavoidable Location Within a Cul-de-Sac	

3. Unsuitable Location within a Cul-de-Sac

The application site is located within a cul-de-sac, a layout typically intended for low levels of residential traffic. The regular movement of delivery vehicles, service vehicles, ambulances, visitors, and staff vehicles would place additional pressure on a constrained road network and turning area.

The increased traffic activity may create difficulties for residents accessing their properties and could adversely affect the safe and efficient operation of the cul-de-sac. Concerns also arise regarding the ability of larger vehicles to manoeuvre safely within the site and surrounding roads.

4. Impact on Residential Amenity

The proposed development has the potential to adversely affect the living conditions of neighbouring residents through increased noise and disturbance.

Given the close proximity of surrounding dwellings, noise associated with the operation of the care home is likely to be experienced directly by nearby households. Potential sources of disturbance include:

- * Staff arrivals and departures during shift changes, including early morning and late evening periods;
- * Visitor traffic throughout the day;
- * Deliveries and servicing activities;
- * Waste collection and maintenance operations; and
- * Emergency vehicle attendance when required.

The cumulative effect of these activities would be likely to alter the character of the area and diminish the quiet residential environment currently enjoyed by neighbouring residents.

5. Parking and Access Concerns

The estate already experiences parking pressures at certain times, resulting in congestion and difficulties for residents accessing their properties.

The proposed care home would introduce additional parking demand from staff, visitors, contractors, healthcare professionals, and service providers. There is a risk that any shortfall in on-site parking provision could lead to overspill parking on surrounding residential roads, exacerbating existing parking pressures and creating further inconvenience for local residents.

6. Impact on the Character of the Area

The surrounding area is predominantly residential in character, consisting primarily of family housing. The operational requirements of a care home, including 24-hour staffing, shift changes, visitor activity, servicing requirements, and emergency access, differ significantly from the existing residential use pattern.

The cumulative impact of increased traffic, parking demand, noise, and activity would, in my view, result in a harmful change to the character and amenity of the area.

Conclusion

For the reasons outlined above, I respectfully object to this planning application and request that the Council carefully considers the potential impacts on highway safety, pedestrian safety, parking provision, residential amenity, and the character of the surrounding area.

I believe the proposal would result in an unacceptable level of traffic generation, increased pressure on local infrastructure, and a detrimental impact on the quality of life of existing residents. I therefore request that planning permission be refused.

Yours faithfully,