

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
I wish to object to planning application 2026/62/91202/W relating to 16 Greenroyd Croft, HD2 2DQ for the proposed change of use from a dwellinghouse (Use Class C3) to a residential institution (Use Class C2). I am a nearby resident and I consider that the proposal would cause unacceptable harm to the character and amenity of the area and should therefore be refused. 1. Impact on residential amenity Greenroyd Croft is a very quiet Cul-de-sac street with residents made up of families but mostly retired people. Number 16 is one of the last houses on the street and is tucked neatly into a corner. The proposed C2 use will generate a materially different pattern of activity compared with the street as it is now and a general single dwellinghouse, including staff shift changes, visitor movements, service visits, and activity at unsocial hours. This will increase noise, disturbance, comings and goings, and general disruption for neighbouring occupiers. In a quiet residential street, this change in intensity would be harmful to the living conditions of nearby residents. 2. Highway safety, access and parking The proposal will increase vehicle movements associated with staff, visitors, agency workers, deliveries, and professional support services. The on-site parking for number 16 is limited and there is very little, next to nil, on-street parking in the street as all current residents utilize driveways. Any extra parking requirements would cause major disruption and worsen existing parking stress, reduce visibility, and prejudice highway safety. The street narrows to a single track and there are no pavements for pedestrians and extra traffic would be dangerous to current residents both elderly and young. As number 16 is at the end of the street any extra traffic would need to pass all other residents which would also cause disruption 3. Effect on the character of the area The surrounding area is completely residential in character and intended for conventional dwellinghouse use (there are covenants on all the properties in the street to prevent any other use but residential). The introduction of a C2 institutional use would completely alter the character and function of the property and erode the	

would completely alter the character and function of the property and erode the established residential nature of the street. The council should consider whether the proposal would remain compatible with the prevailing pattern of development.

4. Scale, intensity and management of the use

The application should be assessed on the real intensity of occupation and operation, not simply the number of residents. Relevant considerations include staffing levels, shift patterns, overnight supervision, visiting professionals, waste collection, deliveries, outdoor use, and whether any incidents may require emergency attendance. If these matters are unclear or understated, the council cannot properly assess the likely effects of the development. The application states 6 to 7 full time residential care workers and one full time manager operating on 48-hour shifts. This is prior to any other professionals or family visiting the property. The operational characteristics of the application are fundamentally different to that of the current quiet residential cul-de-sac.

5. Conflict with planning policy

Planning decisions in Kirklees should be made in accordance with the development plan unless material considerations indicate otherwise. Relevant considerations include protection of residential amenity, highway safety and access, and whether development fits appropriately within its surroundings. Kirklees planning policy includes requirements relating to highway safety and adequate access, and national guidance recognises that C3 to C2 changes can involve increased activity, visitors, staff and parking impacts.

Kirklees Local Plan policy LP24 - Design (Residential Amenity) ensures that development does not cause:

I. Noise and disturbance

II. Loss of privacy

III. Harm to living conditions

In a 2026 appeal, the Inspector upheld a condition limiting childminding use specifically to prevent undue noise and disturbance to neighbouring occupants, citing LP24 (alongside LP21 and LP22).

A planning appeal at 42 Birmingham Lane, Meltham (2026) is also relevant. The appeal was dismissed, with the Inspector stating that the intensification would cause undue noise and disturbance in a residential area. The Inspector relied on policy LP24 and noise evidence for the decision.

Whilst not exact comparators, the proposed use will inevitably create an unacceptable intensification of use, with increased noise and disturbance and a loss of privacy and harm to the living conditions of existing residents, all of which are incapable of mitigation using planning conditions or any other method. The proposed site is clearly not appropriate for the proposed use. We therefore respectfully request that the application is refused.