

About the application

Application number: 2026/91547	
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:	28, Sylvan Ridge, Huddersfield, HD2 1ZH
Postcode:	HD2 1ZH

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 this planning application on the grounds that insufficient consideration has been given to the impact of the proposed change of use from a residential dwelling to a children's home on the surrounding residential area. I would like the Council to consider the recent planning appeal decision relating to 2 Robin Hood Road, Huddersfield (Appeal Ref: APP/Z4718/W/24/3356783). This property is located within the same immediate residential area as Sylvan Ridge and raises similar planning considerations regarding the introduction of a children's home into an established residential neighbourhood. The Planning Inspector dismissed the appeal at Robin Hood Road after concerns were raised regarding the suitability of the location for vulnerable children and the lack of sufficient information provided about how the proposal would operate safely within that setting. In this application, the applicant states that the property will accommodate children aged 7–17, with staff working extended shifts and remaining overnight. Whilst the applicant describes this as maintaining a "home-like environment", the reality is that the property will operate as a regulated residential care facility rather than an ordinary family dwelling. This introduces additional activity, including staff changes, professional visitors, inspections, maintenance visits and other operational requirements. I am also concerned about the increasing concentration of children's homes within the Bradley area. There are already two existing children's homes within Bradley, and the addition of another facility within the same residential community raises concerns about the cumulative impact on the character and nature of the area. The Council should consider whether the continued introduction of these uses is appropriate within established residential neighbourhoods and whether the overall balance of residential accommodation is being maintained. The application provides limited detail regarding:	

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- How safeguarding risks specific to this location have been assessed;
- How incidents involving children with potentially complex needs will be managed;
- The impact of additional staff movements and visitors on the surrounding area;
- How the operation of a 24-hour care facility will affect neighbouring residents.

The fact that no external alterations are proposed does not mean there will be no planning impact. The key issue is the intensity and nature of the use and whether this remains compatible with the established residential character of the area.

Sylvan Ridge is an established residential community. Residents have chosen this area because of its residential character, and any change of use introducing a 24-hour care operation should be carefully considered to ensure neighbouring amenity and the character of the area are protected.

Given the recent Robin Hood Road appeal decision within the same locality, together with the existing presence of children's homes in Bradley, I believe this application raises concerns regarding the cumulative impact and suitability of this location.

For these reasons, I respectfully request that this application is refused.