

About the application

Application number: 2026/91728	
What is the application for?:	Change of use from dwelling (C3) to residential institution(C2)
Address of the site or building:	48, Springwood Hall Gardens, Springwood, Huddersfield, HD1 4HA
Postcode:	HD1 4HA

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Objection to Planning Application 2026/62/91728/W 48 Springwood Hall Gardens, Springwood, Huddersfield, HD1 4HA Change of use from C3 (dwelling) to C2 (Residential Institution) I wish to object to the above planning application on the following material planning grounds: 1. Harm to Residential Amenity (Kirklees Local Plan Policy LP24) Springwood Hall Gardens is a quiet, stable residential cul de sac consisting entirely of C3 family homes. Introducing a C2 Residential Institution into this setting would significantly alter the character and amenity of the area. A C2 use typically involves: higher levels of comings and goings staff shift changes visiting professionals service vehicles increased noise at atypical hours These impacts are not compatible with the existing residential environment and would materially harm the amenity enjoyed by neighbouring properties. 2. Intensification of Use Beyond What the Property and Area Can Sustain A C2 Residential Institution represents a substantial intensification compared with a single household. Even a small institution can involve multiple residents, staff, and external support services.	

This intensification would:

increase footfall

increase vehicle movements

increase demand on parking

increase noise and activity levels

The property and surrounding street layout were not designed to accommodate institutional level activity.

3. Severe Parking and Highway Safety Concerns (LP21)

Springwood Hall Gardens already experiences constrained parking due to narrow road widths and limited off street provision. A C2 use would introduce:

staff vehicles

shift change overlap parking

visiting professionals (social workers, medical staff, inspectors)

service deliveries

potential resident transport needs

This would create significant additional pressure on an already limited parking environment, increasing congestion and obstructing sightlines.

The proposal therefore fails to comply with LP21 – Highways and Access, as it would worsen highway safety and parking stress.

4. Inappropriate Use in a Residential Cul de Sac (LP01, LP02)

Kirklees planning policy emphasises maintaining the character of established neighbourhoods. A C2 Residential Institution is not in keeping with the scale, nature, or purpose of this cul de sac, which is exclusively domestic housing.

The proposal would introduce a commercial/institutional operation into a location that is not designed or suitable for such use, contrary to the aims of LP01 and LP02 regarding sustainable, compatible development.

5. Lack of Clarity About the Nature of the Institution

The application provides insufficient detail about:

the number of residents

the level of care

stating levels

operating hours

supervision requirements

external professional involvement

Without this information, the full impact cannot be assessed. Kirklees should not approve a change of use to C2 without clear operational details demonstrating that the use would not harm residential amenity or highway safety.

6. Precedent for Further Non Residential Uses

Approving this application would set a precedent for further institutional or commercial uses within Springwood Hall Gardens, undermining the residential character of the area and encouraging future applications that would cumulatively erode amenity.

Conclusion

For the reasons above—harm to residential amenity, intensification of use, parking and highway safety concerns, incompatibility with the area's character, and lack of operational detail—I respectfully request that Kirklees Council refuse planning application 2026/62/91728/W.