

Your Ref.: 2018/62/90332/W

Case officer: Farzana Tabasum

28th September 2018

To whom it may concern

Please find below our views, objections and concerns re: 'Erection of extensions and alterations to workshop to form one dwelling (within a Conservation Area)'

Rear of 149 Halifax Old Road, Birkby, Huddersfield, HD2 2RW

Last updated: 21st September 2018

Planning history

The property and area of this submission is at the rear of 149 Halifax Old Road, Birkby, Huddersfield. On the 2nd February 2005 Planning permission was given previously for the conversion and extension of the workshop to one dwelling, (Application number 2004/62/95673/W2) and some restrictions were put in place at this time as it is in a conservation area. We had no objections to this initial application for a one bed roomed dwelling and kitchen extension. The proposed development then allowed ample turning space for cars. The original plan for the new development however, had 5 bedrooms planned and included approximately 12 rooms, also incorporating a further two storey extension to the existing workshop.

The new proposal has four bedrooms, in total approximately 9 rooms plus access space and it still proposes the reroofing of two existing garages with a pitched roof to allow storage. Incorporated also in the new design is parking for three cars.

We are still concerned that this build is too large and will look out of place in the area planned.

Impact of the development

Because of the extent of the development and its position next to a steep earth slope it is likely to impact greatly on the locality. Not only because of its size but also because the slope at the edge of 'Jack Hill' is composed of soil and the building work is likely to require surveying, monitoring and extensive excavation so that safe foundations can be put in place. To allow for the proposed building of more than one storey substantial 'footings', I have been informed will be required. We note that an engineer's report has been recommended to ensure safety and that there is a recorded seam of coal beneath the proposed build site and the possibility of unrecorded shallow mine workings.

Heavy machinery is likely to be necessary for the development and large vehicles delivering materials etc. have already caused disruption and have had to use the existing non adopted lane for access. The existing development has already been connecting up to some utilities, gas and electric recently and this has caused the un adopted back lane to be closed to traffic. This caused problems for us and other existing home owners on the lane. It also impacted on those with businesses off the lane and others working in the vicinity as no warning was given that this would happen. The installation of other utilities such as water and sewage we can presume are likely to have the same impact or more on access for local businesses and property owners etc. The lane has already had and is therefore likely to still receive some very disruptive excavation, should this development go ahead.

The lane has never been properly surfaced for heavy traffic and it is easily damaged. We have been advised by Kirklees Council that because the lane is un adopted that it is not their responsibility to resurface or to remove fly tipped rubbish. It has often happened that bin lorries etc. have had difficulty accessing the lane especially in winter due to ice and mud. I am not aware of anybody taking responsibility for the care of the lane and I have a concern that we may be left to live with any damage.

We are already concerned by the noise in the evenings emanating from the development that has already happened and are aware of how any further noise from the proposed development is likely to impact on what is normally a quiet area. Many bedrooms and gardens face on to the back lane.

There is still no indication from the planning notes of how long this development will take to be completed, should it go ahead. I am aware that the initial planned development was never completed and we had considerable problems with young people vandalising the sight and using it

as a noisy rendezvous. There are other developments along the lane which have been going on for some time and are still not yet completed.

Affect on public amenity access, traffic and highway considerations

Access to private garages and local business have already been and will be likely to be impeded by the building works should they go ahead, mainly due to the lane only having safe space for single traffic. There have already been safety problems caused by building skips, insensitively placed for other building works along the lane.

Parking on the lane by residents and those using local businesses has been going on for very many years and it is likely to be impacted by the new build. Car parking occurs on the lane, related usually to the three businesses and the Masjid Riza & Islamic Centre. If Mr Akhtar will be using part of the property for his own building business I presume he will also require space to load and off load building materials etc. Mr Akhtar has said he is likely to need parking for three large cars, including a pick up.

At certain times during the day through traffic is already impede/obstructed by cars parking at the King Cliffe end of the lane and the 'Jack Hill' end is the only accessible entrance and exit. It is very difficult currently to get a clear view of cars etc. coming up 'Jack Hill' or off Halifax Old Road from the lane, this often necessitates cars having to reverse back up the lane. The area in front of the current two garages, which on the plan is the proposed car parking space has often been used as a passing space when two cars need to pass each other safely. I note that the previously agreed planning stipulated that an internal turning facility should be available for private vehicles and should be included.

The proposed 'car parking' as it appears on the plan still does not suggest that there will be much space for straightforward access to our garage and car port. We have enjoyed unimpeded clear access in and out of our garage and car port for over 38 years. We notice on the new plan that the area opposite our car port/garden gates has now become the designated parking area. If the parking space is in use, we have a concern that we will not have unhindered access to our property and will require someone being available to move parked vehicles etc. The car parking requirements as they are now shown for the development would still prevent the free unhindered egress of our car from our garage and also parking in our back garden car port for other family members. This would impact on our family,

Impact on listed buildings, conservation areas or protected trees

One of the requirements of the previous planning was that the initial, *'lean to extension shall be constructed of materials matching those used on the existing building in terms of type, colour, texture and scale'*. The workshop is constructed of red bricks, I presume that as stated the 'extension' will also be in red brick and also the 'garage/workshop' (which is currently two garages) will also be 'leafed' by red brick. Most dwellings in the conservation area are of York stone, we are concerned that this new all 'red' brick build will not enhance the calming tones of the natural local stone in the area. Especially as the workshop currently has white paint left on several bricks and new bricked areas under windows not tied into the existing bricks masonry.

'Jack Hill', the area that the back of the proposed development will overlook is a cobbled lane surrounded on both sides by some substantial trees. The trees on the earth slope alongside the proposed development are protected and are valuable in that they enhance the green area and assist with preventing soil erosion by anchoring the soil in place. We are concerned about the proximity of the proposed new build, as plotted on the plans, is still too close to the existing trees and will at the very least necessitate disruption to the deep roots of the trees and at the very worst mean the build will necessitate their cutting down. These trees are inhabited by birds and wildlife the trees are an extension to Norman Park which sits on the other side of Jack Hill. We note no survey has been submitted re. the fauna of the area.