

About the application

Application number: 2018/91581	
What is the application for?:	Erection of detached dwelling with access off Longwood Edge Road
Address of the site or building:	rear of, 481, New Hey Road, Salendine Nook, Huddersfield, HD3 3XG
Postcode:	HX4 9JY

User comments

Type of comment: An objection
Erection of detached dwelling with access off Longwood Edge Road, I would like to bring these points to your attention... In response to the sub-committee report wrongly dated 18th April 2019, I would like to point out some further issues about the proposal starting with the history of planning in the immediate area. Only bungalow dwellings have been passed in the immediate area and in the case of the plans were in reality, too ambitious for the site, hence why the build did not go ahead as planned. I do not believe this supports an argument to allow a large four bedroom house to go ahead. I would argue that this certainly is a case for 'backland development' considering the unfair share of garden length 481 has been granted and the level of privacy they will lose as a result. I hope 481 were made aware of the scale of this proposal before buying their bungalow because I would be sickened to learn about it after in their position. The plans in the proposal are grossly misleading when comparing the actual plot of garden to the out of scale drawing on the plans. The proposed house will need to be a lot further back towards to the rear of 481 New Hey Road to allow a functional turn around for the proposed three cars suitable for the house. Firstly the turn-around shown is only functional for the use of one car unless you allow for two cars to park on the front, pushing the building back further toward New Hey Road. This is encroaching even further onto the privacy of the bungalows. Three cars would typically come with this large scale house so where will they all park and turn around safely onto Longwood Edge Road? It is impossible with the existing plan. There is not enough room for three cars to park in tandem and turn. Also the other houses on Longwood Edge Road do not use on street parking because they recognise that it is far too dangerous to other drivers, hence why they have appropriately sized off road parking available. This plot of garden does not offer that in comparison to the size of the house. The plot of land available which was larger than this one. Longwood Edge Road maybe a 'C' road but it is a very busy C road, one that does not take kindly to people pulling out on that bend blocking their view of traffic. Off Street parking there is not an option. When we have dropped off deliveries for our own house there we have had a very hostile response from drivers and who can't see to get round the blocking vehicle. This will cause chaos when they are building! I urge planning to

re-consider this as it is a very serious problem. More street lighting would also need to be seriously considered. There has never been vehicle access for the bottom of 481's garden hence why there has not been a drop kerb granted. I am glad that planning will not allow further development to the already large house but this certainly indicates to me that our concerns are valid due to the sheer size of the suggested development.

The houses built further up on Longwood Edge Road were built on much bigger plots of land than 481's back garden. Therefore they should not be compared to this development as they build larger houses on larger pieces of land. Your report backs this up by stating the gardens/plots get bigger to the east of the proposed plot. A bungalow would be more in keeping with the immediate neighbours and the plot of garden available.

There is not enough room to build a house of that scale without negatively impacting the neighbours and overshadowing. The building will have to move back for the turn around to function for at least three cars and the New Hey Road Bungalows suffer. The scale of the building is absolutely out of keeping with all surrounding bungalows and should be re-considered for a much smaller dwelling with adequate parking arrangement

I would like to address the crashes on Longwood Edge over the last five years, as I have lived in this area so have my neighbours who have warned us about accidents on that bend. You will notice that none of the New Hey Road Bungalows use their Longwood Edge drives and that is because it is unsafe pulling out onto there, with poor visibility and when you do expect a few hostile beeps because people drive up and down there at some great speed! I'm glad there have not been reported injury accidents there in the last five years but I can assure you there have been plenty of car accidents and allowing sole access for a large house like that is bound to cause one.

Overshadowing and overlooking is a major concern of mine. I would imagine all the New Hey Road Bungalows especially , will be dwarfed by the two storey building, which will block out all light when they undoubtedly have to move back the building for the turn around. The plans do not correlate to the land available which is a huge concern of ours. We do not know the outcome of this building which will cause misery to so many. I understand that the telegraph pole is not a planning concern but what assurances do we have for

There are no amenities for this unwarranted back land development and planning should re-assess the size of the building as it is simply far too big.

How long will this development take? The noise and dust will be unbearable for all four surrounding bungalows Surely there should be some assurances about when the work should take place? The new plans do not address all our concerns, they are unrealistic in regards to parking and the positioning of the building and I'm worried we will all suffer in an already overdeveloped area from an unnecessary back garden development!

Please re-evaluate the issues raised and look into our concerns.