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Civic Centre 3
Market St
Huddersfield

11/10/2018

15 OCT 2018

Your Ref : 2018/92850

New modification s to Application to demolish bungalow at 77 Latham Lane and build detached dwelling

We would like to make the following comments on the above application.

1.

The proposed property has now been moved closer to our boundary, leaving minimum space between the houses and causing overshadowing

. If this building goes ahead it will cause us severe loss of light particularly in our lounge and dining room and increase the visibility of the new building .

The three windows in the roof would also overlook our property

2) The overall floor plan has been made considerably bigger than previously and leaves minimal garden area in what was Green Belt Land.

The proposed dwelling would not be in keeping with surrounding properties (See Site Plan) and would do nothing to enhance the character and environment of what is essentially a country lane. Its size, scale and design would be incongruous, overbearing and inappropriate.

Garaging and workshop provision for 8 cars is excessive ,but could be made into additional accommodation with minimal cost. It is obviously intended for more than one family or has potential for use as a hotel /guest house .If permission is given then what provision is there to stop it being used as such.

3.Properties in this area have had huge problems with subsidence in the past; indeed the Coal Authority Report(included with the application under General) states that movement should have stopped but doesn't confirm that it has. The proposed basement will require a dig out of at least 6 m ,to allow for ceiling height, depth of swimming pool and level foundations.

We are concerned that this excavation could reactivate movement and subsidence and are concerned about who would then be liable for any damage caused to surrounding properties and whether they were able to meet the costs that this entails

4. The existing foul and surface water drain is not suitable for additional houses to be added. It was a private drain ,a 4” combined pipe, and is already regularly blocking due to its age and size. The proposed property sleeps 12 and as 11 toilets,3 kitchens,5 baths,8 showers plus swimming pool etc

5. This part of Latham Lane is a very busy access road to the ever increasing number of houses , which already exceeds the original purpose of the road.

We are concerned that this large addition with garage parking for 8 cars plus visitors into an already overwhelmed infrastructure is going to put a strain on the lane and its access point Drub Lane at a hazardous bend

c) The land slopes towards our property and in addition there is a 600 millimetre difference in land level between 77 and 75 starting from our building along the rear length of our land It is an immediate drop requiring a retaining wall (it is not visible from the road and we are willing to give access for this to be confirmed).

This difference will mean that the ridge height will be considerably higher on our side

We have lived at this property for over forty years and are concerned about the possible loss of privacy and sunlight this entails

77 was fourth in a line of five detached bungalows starting from Drub Lane and to replace it with such a large property would be overwhelming and inappropriate .and alter the visual amenity of the surrounding area.

All the information given in the design and Access statement about the existing building is irrelevant as it was demolished by the Applicant in August 2016 before application 2016/92340 was approved