

About the application

Application number: 2018/93715	
What is the application for?:	Erection of single storey extension and installation of bifold doors and roof li
Address of the site or building:	67, Westgate, Almondbury, Huddersfield, HD5 8XF
Postcode:	HD5 8XF

User comments

Type of comment: An objection

This objection is from

, the site proposing an extension.

They are all 'through by light' cottages with no land at the rear therefore access for essential and basic maintenance is by a path clearly identified on the deeds

There is a row of flagstones laid at the rear of all the cottages (accessed by the access route) thus creating a path, this being on the land of

. This path was laid some time ago for the sole purpose of the cottages having a secure base from which they can maintain their respective cottages. This access route is clearly identified on the deeds of the said cottages. The planning application in question appears to totally dismiss the right afforded to the cottages and the proposed development would totally prevent any access round the rear to maintain the said cottages. This application has brought to light another pertinent issue, that being that we are reliably informed from Kirklees Council Planning that the porch currently in existence at no 67 was not built in accordance with the dimensions for which it was granted permission. Specifically the porch should project 80 cms from the front wall of no 67, but in fact measures at least double that. Had the porch been built in accordance with the permission for which it was legally granted, access to the rear of the said cottages would not be prohibited and therefore a potential area of conflict would have been avoided. There is some 'hearsay' that access is available through the porch of no 67. This is not a) written down & b) is totally unrealistic as it would require the owners of the cottages to have a key so that access could be provided at all times.

Despite no-one from or representing no 67 approaching the owners of the said cottages to discuss this application, sought a meeting with the owner of no 67 to discuss these issues and concerns. All issues mentioned in writing above in this objection were raised and expressed in a manner conducive to maintain existing good neighbourly relations. Notwithstanding the fact that considerable debris and obstructions need removing/re-siting, additionally it was mentioned that with the recognised standard footpath width being 3 foot, move forward in respectfully requesting that this is maintained, unrestricted hitherto for existing and future owners of the said cottages.