About the application

Application number: 2018/93850	
What is the application for?:	Outline application for erection of one detached dwelling
Address of the site or building:	rear of, 1, Yew Tree Road, Shepley, Huddersfield, HD8 8DT
Postcode:	HD8 8DT

User comments

Type of comment: An objection
As the owner of I am very concerned the council have not consulted us on this development and we only found out 2 days ago by a neighbour informing us. Could you please let me know what consultation and information has been provided to neighbours and what council policy is and the requirements of the law. I would want to take legal advice but have been unable to do so in this time frame. My current concerns on this development are: 1. Visual impact: this is a conservation area and the area is made of historic stone buildings with some modern infill of houses. Where this house is proposed though there are distinct rows of old stone properties that give the area its character and visual appeal, and this house would break up that layout and not be in keeping with the area. It would significantly breakup the line of sight between the houses and would damage the conservation area. 2. Access: The access to get to this house would be down a very narrow communal track between 31 Yew Tree and 1 Yew Tree. The corner to get into it is very sharp and there are often parked cars along the unmade access to the houses in front of Number 1 due to a shortage of parking in the area. 31 Yew Tree has an historic stone wall along its boundary and there would be great risk of this becoming damaged by traffic entering this small track. The other houses also have occasional access to their gardens along this sub track and row of gardens and there is no opportunity for passing places. 3. Traffic and Highway Concerns: As stated above the rough track that gives access to Number 1 and the significant number of further houses is in poor condition and has ad hoc parking along its length due to a lack of general parking in the area. There has been a number of occasions when Emergancy Service vehicles have struggled to gain access to the houses on this row. Additional traffic and residents would add to this congestion and make access to the sub track leading to the house hazardous to those using the existing access track or those trying to access the new proposed property.

using the existing access track of those trying to access the new proposed property. Due to lack of parking there are often cars parked on the tarmaced road part of Yew Tree road at the end of the track, which is a bus route, and the bus often struggles to get access up the road and has to find drivers to move their cars. Also access onto the tarmaced Yew Tree Road from this adopted track is very hazardous, it is inbetween a blind bend and junction and also adjacent to the gateway where another 4 houses join the road. Building a house that could potentially add more cars I do not think would be suitable and add to the already high accident risk.

4. Access for maintenance to 31 Yew Tree: Previously to maintain the property at 31 Yew Tree we have had to erect scaffolding along the outside wall of the property to enable works. If there was any development agreed the same access would be needed on an ad hoc basis to maintain the already existing building. Enough room would have to be left between the buildings for safe access and construction of scaffolding due to the height of the end gable wall of 31 Yew Tree.

5. Access for the electricity company: Due to previously occurred maintenance by the Electricity company I am aware that the mains electricity supply for the row of houses starting 31 Yew Tree runs along the plot and the grassed track accessing the property. It would need to be ensured that this supply to clearly located, protected and be able to be maintained.

6. Historic rights of way: I have previously been made aware by the owner of Number 1 Yew Tree Road that historic rights of way ran across her land where this property is being proposed. They make no mention of these in their application.

7. Intrusion on existing property: The proposed property extends past the gable wall of 31 Yew Tree and would overshadow the property within metres of the actual house, this would be a great intrusion of privacy but would also significantly impact on light to the house which already has limited light access due to the historic nature of the house.

In summary I do not think this very small plot, with all the limitations of access and traffic access should be granted planning permission. As stated at the beginning we also have not been properly consulted on this or been given adequate time to gain legal opinion, please could you get back to me as soon as possible to discuss this.