

From:
Sent: 04 March 2019 13:38
To: DCAdmin
Subject: Comments on planning application number 2019/90265

Dear Sir/Madam,

I am emailing to express my concerns and objections on planning application number 2019/90265, 21 Bank Lane, Upper Denby, Huddersfield, HD8 8US, the Erection of Office/ Studio.

This is a residential area and I object to the proposal of a business use office/studio in this residential area. I am also concerned for any future business use, (i.e. change of business use and the issues that would recreate.) The proposed office/studio occupies the whole area of the garden and the proposed office/studio building is both large in width and height that would dominate the shared area creating an enclosed feeling as there are houses on two sides and sheds on the remain side. This would make the shared area very enclosed, dark and damp due to the shade the office/studio building would create and prevent the cobbles from drying out due to the lack of wind and sun blocked out the office/studio causing slippery wet cobbles for access as well as a possible health/accident hazard for users of the shared area.. I understand that the office/studio is to be used for graphic design and printing of t-shirts etc, my concerns are where are the waste dyes and material going to storage and the disposal of any hazardous waste?

This is a quiet residential conservation area with rear gardens to most of the properties on Bank Lane with low Yorkshire stone perimeter walls facing out on to beautiful agricultural farmland with a variety of animals that occupy the fields as well as rural wildlife.

I do not think it is appropriate to build such a large and tall building in the middle of a row of low walled gardens as it would look out of place with the current uniformed, scenic view of the area. There are a large number of visitors that come to this village to enjoy the quiet rural picturesque scenery and animals and this building would spoil the scenic views visitors enjoy..

I read submission where he commented that there is a similar building in the village and a picture was provided. Yes there is but it is on a much small scale about 8 feet high in total with a low pitched roof and a 4 foot perimeter wall. This building is more like a slightly large shed, used for storage of sailing equipment, which is at the end of a row of terraces next to a road and back alley access path, not within picturesque views of the fields in the middle of a row of gardens. The building is also in the householder's own garden and not affecting the shared space that this office/studio would.

The Shared Area is the joint access point for at the rear of all these properties. We are all jointly responsible for the maintenance cost of the shared area and as we own we would be responsible for 2/5 of the repair costs. Therefore we are very concerned about any damage to this shared area. Hence I do not give permission for any cables or pipes to be laid in this shared area or building equipment or materials transported thorough this shared area or storage in the shared area. The entrance to the shared area to the rear of the properties has a manhole in the middle of path which is the access point to the victorian built sewage pipes that service all five houses. These could be damage by heavy weight materials or machinery and that damage might not become apparent till months later and we all would have to pay for any repairs. The sewage pipes are very old, not made to withstand heavy weights on them eg machinery or building materials. Heavy weights could also damage and/or deform the cobble stones in the shared area.

and raised patio area is next of the proposed office/studio build. The raised patio is about a metre higher than (one drawing shows overall highest of the building of 40 metres?) Please can I have confirmation of the current height of the office/studio building. Also if it is incorrect can the neighbouring households to this planning proposal also be informed.

Parking is also an issue in Bank lane as a lot of it is on street parking and I am concerned that number and times and frequency of deliveries of material. Also the size of the delivery vans. Internet access is also an issue in Upper Denby even with super fast broadband it fluctuates depending on demand and as this proposed business is internet based will this affect further our internet reception.

I would be grateful if you would consider my concerns, objections and comments, when reviewing this planning application. There are many business units in the next village Denby dale which is 5 minutes drive away and has a busy shopping and business areas with business units one of which currently uses rather than creating one in a residential area.

Yours Faithfully,