

dated 15 March 2019

Ref 2019/62/9051/E
5 Cross Park St, Earlsheaton, Dewsbury, WF12 8AG
Erection of Double Garage

Dear Sir

We write with reference to your letter dated 25th February 2019 concerning the above planning application. We, the undersigned, strongly object to the application for the following reasons.

The Back Lane as described in the land registry is 12 feet wide

The original planning application for the house was refused on grounds of access concerns via this lane.

According to the land Registry Title No _____ and others there is a covenant reproduced briefly below and please see enclosure.
Note 2 extract

"The purchaser shall not be entitled to grant any such rights, ie full free and unrestricted right of road, to the public or to any other estates TOGETHER ALSO In common with the vendors their grantees heirs and Assigns"

Some years ago the existing garage was erected to serve on the applicants property(a sectional unit) and due to the narrowness of the service back road vehicles had to trespass onto the private drives opposite. This was immediately stopped and should the planning be approved, solid gates will be erected to restrict any possibility of trespass

The applicant operates a bin cleaning business from his house and currently parks his large vans at the rear of his house. Obviously his planning application shows he needs more space and the size of the garage concerns us in that we will see a commercial enterprise increasing its van count and using private lane, which we maintain, to access the large garage.(We assume the business pays commercial rates)

A question worth asking is if planning is granted thereby aiding a business in it's attempt to use a private service road can an application be made to Kirklees to adopt the lane and maintain it.

Signed as below