

From:
Sent: 10 April 2019 13:50
To: DCAdmin
Subject: Comments on planning application number 2019/90769

Categories:

>
> Dear Sir/Madam,
> I am emailing to express my concerns and objections to planning application number 2019/90769 for 21 Bank Lane, Upper Denby, Huddersfield, HD8 8US, the Erection of House office (within a conservation area).
> This is a picturesque quiet rural village with farmlands and a residential area without any facilities or shops and I object to the proposal of a business for a commercial manufacturing of print t shirts etc in this area. I am also concerned what this office business building could be used for in the future which could be noisy and environmentally damaging business without any future checks from the council. The change of use for the shared area from agricultural and access only to business access I object too.
> The proposed home office occupies the whole area of the garden which is both large in width and height that would dominate the area in front of the shared area (owed by the neighbouring houses creating an enclosed feeling. There are houses on two sides of the shared area and sheds on the remain side. This proposed office building being the width and height would shade the shared area making it very enclosed, dark and damp preventing the cobbles from drying out as the building would block out the wind and sun from the fields making the shared area slippery and encouraging damp moss to covered the cobbles and, access to the sheds etc a health/accident hazard for users of the shared area.
> I understand that the office is to be used for graphic design and printing of t-shirts on a commercial scale etc, my concerns are the noise created by the business as well as where are the waste dyes and material going to be storage and the disposal of any hazardous waste? Also is the business going to be COSHE assessed. As it is a office production site it could be operating at all hours and weekend without any limits.
> 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 farm animals that occupy the fields as well as rural wildlife.
> I do not think it is appropriate to build such a large building in the middle of a row of low walled gardens as it would look out of place with the current uniformed, conservational 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, not business, which is at the end of a row of terraces with garden sheds 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 by neighbouring houses that this office would.
> The Shared Area is the jointly owed access point at the rear of all these properties. We are all jointly responsible for the maintenance cost of the shared area we would be responsible for 2/5 of any 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 drain cover in the middle of path which is the access point to the victorian built sewage pipes that service all five houses and run along the access area of the shared area. 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. There is an underground stream that runs under the row of houses

below the archway within 20 metres of the proposed build that was not mentioned on the submitting documents, as we have a well in our cellar. This could be affected by the build and heavy machinery etc.

> The rear garden side wall has a raised patio area is next to the proposed office build. The raised patio is about a metre higher than 21 Bank Lane rear garden and we are concerned that any footings or digging could damage our raised patio area. The office building will have a enormous impact on our current sunny patio area due to the height and width shown on the drawing plans that I have viewed from the Kirklees.gov. uk. This will shade the patio area and any noisy will affect the peaceful enjoyment of our garden. Also there are bats that fly in the back garden area and the size of the building and security lights would affect the bats habitat and environment. Any metal shuttles on the building would be totally out of keeping with the conservation area.

> Parking is also an issue in Bank lane as a lot of it is on street parking and I am concerned that the number and times during the day/night as well as frequency of deliveries of material. As well as the size of the delivery vans and the noisy these delivery vans would make. 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 this will affect our internet reception in the future as it will be operating at all hours of the day and evening.

> 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