

About the application

Application number: 2019/93605	
What is the application for?:	Erection of 2 detached dwellings
Address of the site or building:	April Court, Roberttown, Liversedge, WF15 7RB
Postcode:	

User comments

Type of comment: An objection

With reference to the above planning application I would like to raise an objection to the development for the following reasons.

- The site plays an important role in providing a relatively small outlook for the residents of April Court which complements the tightly packed cul-de-sac. Its loss, even with the development of a single storey dwelling, would severely diminish this outlook and would adversely impact on the residents' enjoyment of April Court.
- The proposal constitutes an overdevelopment of this small triangular piece of land and would be detrimental to the visual amenity of the area and to the amenities of adjoining residents. It is therefore considered to be contrary to the provisions of Policy D2 of the Council's adopted Unitary Development Plan.
- The proposed buildings on April Court are going to pose so many problems for both the present residents and any new ones that may buy the proposed dwellings. The houses do not need the noise or more houses in that area.
- Privacy concerns. The neighbours will be overlooked. All the rooms of the houses overlook where the new development will be meaning that these houses will have a view into our house also. This will be a removal of an amenity which we have the right to the quiet and private enjoyment of, in particular valuable green space, privacy and the right to enjoy a quiet and safe environment. Significant oversight and zero privacy to their own properties and back gardens. Rectifying this with the use of frosted glass or removal of windows would make the proposed properties uninhabitable.
- As April Court is a narrow road with already extremely limited parking, an addition a two dwellings with several vehicles each will have a huge impact on current residents, especially as the occupants of the proposed dwellings will not be able to park outside their own properties. Building the dwellings in this location will also severely restrict the view of drivers turning into busy Huddersfield Road from April Court and vice versa. The dwellings will make it dangerous for both drivers and pedestrians and increase the risk of major and minor incidents and collisions, where there are already regular near misses.
- In addition to the above, there are concerns with regards to the dangers to residents, pedestrians and drivers that the construction process will pose. The pavement and road at the top of April Court is already in a state of disrepair that will be made worse by heavy vehicles and, as mentioned, there would be extremely limited space for any construction or delivery vehicles to access the plot, especially during commuting and school drop-off hours. I cannot object strongly enough to these proposals.
- As a number of houses on April Court don't have driveways, they can only park on the road and therefore it's getting worse. It looks very close to the adjoining properties and will a yellow stone building blend in to the local area...
- There has been several attempts to build a bungalow on this land which was always been objected on this finding and also closeness to existing Properties:
January 1998 application refused
Nov 1998 application refused
September 2010 application refused
August 2009 application refused
This is a completely unsuitable place to build houses.