

About the application

Application number: 2020/92400	
What is the application for?:	Erection of detached garage
Address of the site or building:	Brigsteer, 402, Birkby Road, Birkby, Huddersfield, HD2 2DN
Postcode:	HD2 2DN

User comments

Type of comment: An objection

An Objection to Planning application 2020/62/92400/W

I would like to make an objection to planning application 2020/62/92400/W for the erection of a double garage referencing Policy LP24 (a) of the Kirklees Local Plan and paragraph 127 of the Nation Planning Policy Framework.

The planning application is only slightly amended in size from the previous application Application Number: 2019/62/91842/W which was refused last year both by the council and on appeal. The new plans for a proposed garage is still forward of the host property and adjacent to Birkby Road and combined with the previous extensions undertaken at the application site would still represent an overdevelopment of the site as per the refusal statement on your planning portal. (See below)

Application Number: 2019/62/91842/W – Decision refused

The proposed detached garage, by reason of its scale and position forward of the host property and adjacent to Birkby Road, and when combined with other extensions undertaken at the application site would represent an overdevelopment of the site, that would be visually assertive and out of character with, and harmful to, the visual amenity of the local area. The proposal would therefore be contrary to the aims Policy LP24 (a) of the Kirklees Local Plan and paragraph 127 of the National Planning Policy Framework.

I would like to draw the planning committee's attention to the fact that no other property down both sides of Birkby Road has a garage situated forward of the property so close to the boundary wall with Birkby Road. This will be even closer when the proposed changes to the junction of Birkby Road and Halifax Road are completed.

My second reason for objecting is the plans submitted are misleading. The proposed height of the garage on the drawings is drawn to give the impression it is lower than the level of the roof above the entrance to the property. This is incorrect, the height of the roof towers over the entrance to the property.

My third reason for objecting is the proposed access plan statement and the general document. The access statement states:-

Access Deliveries will be made directly onto site with no obstruction of the private lane. The construction of the garage to be done in conjunction with the highway improvement works to limit disruption. The construction process can be done over a 4-6 week period.

A similar proposal was made on the previous extension application (2019/44/90340/W) and was consistently not adhered to. On several occasions the lane was blocked with large vehicles delivering materials to the property resulting in all residents along the lane unable to access or leave their properties.

The new proposal to make deliveries of materials to the property at the same time as major road configuration at the junction of Halifax Road will I feel, jeopardise road safety.

Finally, the image of the house post highway works is also misleading as the proposed garage is not shown. The garage will be clearly visible from the road and will dominant the corner of the plot.

For these reasons I urge the council to refuse the application.