

About the application

Application number: 2020/93467	
What is the application for?:	Erection of gates and gate posts
Address of the site or building:	Brigsteer, 402, Birkby Road, Birkby, Huddersfield, HD2 2DN
Postcode:	

User comments

Type of comment: A supporting comment
We offer our strong support for this proposal and highlight the reasons below: The new gate is of a good design and character and has significantly improved road safety. This has been confirmed by both Senior highways and Enforcement. The previous design had 4 accidents in as many years. Please refer to the previous owners comments, whom has also informed you of this. The previous blind spot being particularly hazardous and the smaller entrance would mean that large vehicles were unable to enter the property grounds and would often result in temporary lane parking. The wider entrance ensures that all vehicles can safely enter/exit and can turn within the curtilage of the ample grounds at 402. The more efficient gate (now sliding as opposed to the previous slow swinging gate) can fully open and close within 30 seconds, thus significantly enhancing safety. The gate and pillars are as the previous pillars and gate. The only exception being that the gate now has a light grey infill (to match the paving), is wider (to improve vehicular access) and is pushed back to enable double the pull in area (enhancing road safety). I also add that these changes do not require any formal planning permission. Plans were submitted as a neighborly gesture. As you are aware with the Planning Guidance : “ Planning permission is not required when erecting a new fence, gate, post or wall; in regards to its height, if the existing already exceeds limits and the proposed does not exceed this further.” The materials used, including the natural stone, matches that of the dwelling. The iron also matches that of an existing substantially large gate on 2 other properties on the lane, reflecting that it is in keeping with the street scene. The gate is proportionate to the size of the property and as many immediate neighbours have commented; significantly enhances the visual amenity of the area, due to its attractive design. A walk around the area will show that many homes of this size have similar/near identical designed gates A stroll down Birkby Road Prince Wood and Inglewood to

mention but a few, would highlight many gates of this size and calibre. This application simply conforms with the character of the area and is nothing unusual.

It is very strange that the council has been forced to intervene in what is a matter of a few centimeters. 30- 40cm does not harm anybody

In fact, the pillars are no longer visible as they are screened by the larger hedges. One is not visible at all and the other pillar is partially screened by hedges. The hedging runs across the boundary of 402 and is taller than both the pillars.

I must also add that a change in ground level during construction has resulted in a slight raise, hence the retrospective application.

The gate fronts onto a privately owned lane, part of which is solely owned by 402. the council have already been provided with documentation clearly demarcating that 402 solely own part of the lane from the highway entrance up until the boundary of the neighbouring property. The time and cost of maintaining this is solely carried out by 402 at no cost to the other residents, in the spirit of being neighbourly. The drive up to and area in question is privately- sole- owned by 402. Hence, confirming that this is a privately owned lane with no public access (either by foot or vehicular access). It would be be misleading to even suggest this is a highway.

Furthermore, the pull in area has been doubled and is now further back into the 402s garden to ensure the safe passage of all vehicles. Again, within the curtilage of 402s private property.

I therefore urge the council to objectively consider whether a few centimeters can cause concern when the overall safety, design and amenity has been significantly improved. It is fully compliant with all local and national planning frameworks. This application must be praised and approved.