

About the application

Application number: 2020/93637	
What is the application for?:	Demolition of clubhouse and erection of detached dwelling with associated extern
Address of the site or building:	Land Adj, 41, Stocks Bank Road, Mirfield, WF14 9QB
Postcode:	

User comments

Type of comment: An objection

Last time I checked, there is no notice on site. I recognise this isn't a legal requirement anymore but certain sites should have a notice. This one definitely should especially as this planning application could affect the public path where many residents access their property from.

There doesn't appear to be any consultation to Highways and Public Rights of Way. They both should be consulted on this proposal.

I object to this development because of the following:

1. No other properties in the area have a ground floor balcony area (first floor really), never mind one this size. Totally unacceptable and cannot be allowed. This is also out of character for the area.
2. Following on from point 1, the sliding doors on the proposed ground floor should therefore be windows and much smaller than the sliding door windows proposed.
3. No other properties have a 4th floor terrace. Again, out of character, cannot be approved.
4. The proposal overlooks properties and impacts their privacy, particularly 2 properties.
5. This is an extra floor compared to previous proposals.
6. The proposed building density is ridiculous. Other developments by the same designer are less dense on a larger plots.
7. Its proposed to be built boundary extent to boundary extent. Cannot be constructed without impacting the public path and private land.
8. Inadequate parking spaces provided. I don't believe it meets standards. Geometrics are also awkward.
9. Cannot have a parking space adjoining the public path.
10. Insufficient room for the bins.
11. There should be a planning condition that parking for construction must be made available on site.
12. Insufficient garden amenity space for a development that large. The lower ground floor should be cut back to the same size as the rest of the building to allow for more amenity space.
13. Will remove numerous trees on site yet doesn't replace any.
14. Proposal will invite antisocial behaviour in the public path.
15. Proposal will create a wind trap in the right of way.
16. There is no sight of what the proposal will look like from the public path. There is currently a retaining wall which was damaged during the work taking apart the boys club roof.

There is no way this can be passed by Kirklees

This should as a minimum be taken to the planning committee.