

Address: 102 Birchencliffe Hill Road Huddersfield HD3 3nh

About the application

Application number: 2020/93800	
What is the application for?:	Outline application for one detached dwelling
Address of the site or building:	adj, 100, Birchencliffe Hill Road, Lindley, Huddersfield, HD3 3NH
Postcode:	HD3 3DE

User comments

Type of comment: An objection
We object to the planning application (2020/93800) for the following: 1. We have a legal right of way from our front door to Birchencliffe Hill Road. The boundary map (included in the planning application) shows the proposed new house boundary line covering our footpath to Birchencliffe Hill Road. If the planning application is successful, we would like confirmation that our right of way to Birchencliffe Hill Road will not be affected. 2. We also have a right of way from our front door to Halifax Road, where there is an iron gate leading to Halifax Road. There is a paved pathway which provides access to Halifax Road (which has been there for well over ten years). Within the application, the proposal is to have the garden (of the proposed new building) at the side of the house. However, this covers the existing pathway. Our concern is if the application is granted on the present submission, our right of way will be blocked by the proposed new property's garden. 3. We also have concerns about the felling of more trees opposite and to the side of our house. I understand this wood may be a conservation area and is owned by the council. Within a recent Kirklees Council Tree report (in response to this proposed building application), the woodland has 'significant amenity value to the public and should be retained'. We also understand there is a Kirklees Urban Green Space report (2017) in which it states the Hopkinson recreation area, which the woodland encompasses, is protected from development.

Within the area where the proposed planning for the new property (which is subject to this application) there are a number of trees that are very close to the proposed building. We are concerned more trees may be felled. We note on the application that no trees will be affected (i.e. cut down) as a result. We would like assurance no trees will be cut down as a result of this planning application.

These trees provide:

- noise and air pollution reduction from the very busy Halifax Road
- privacy
- ground stability
- helps to reduce flooding, especially as there is a beck nearby
- maintain the views (part of the reason why we purchased the property)
- Preserves the conservation and protection of an extensive woodland and wildlife which is under threat in Lindley.

4. Privacy

The present planning application does not provide any details of the elevation of the house.

The floor plans show a number of large windows over two floors facing our garden and the front and side of our property.

At the moment no property overlooks the front of our house or our garden. We are concerned our privacy (and that of our young children) will be affected by a property a few metres away, where potentially the residents will directly see into our bedrooms, ground floor living spaces and garden.

We would like assurances that our privacy will not be affected.

5. The three cottages on the land are grade II listed. We are concerned the new building will be not be in keeping with the existing cottages.

6. In the proposed planning application, there will be a new parking area for 100 Birchencliffe Hill Road, where the existing pond is. Based on the application drawings this parking space is directly outside our house (a few feet away), not number 100.

At the moment we have an unobscured view of the woods. However, with cars or vans parked directly outside our house, this will dramatically change our view. Depending on the size of the vehicles it may also block light.

We are concerned this will also decrease our privacy even further. In addition, there is a potential risk of hazardous vehicle fumes (and noise pollution) so close to our front door, bedrooms and garden/patio.

7. Increase in vehicle traffic.

Under the proposed plans, there is space for at least two further vehicles. This does not include other vehicles that may belong to the new residents of the property and

not include other vehicles that may belong to the new residents of the property and their guests.

Again we are concerned this will decrease our privacy due to further vehicles driving within feet of our property and an increased risk of noise and vehicle fumes so close to our front door, windows and garden.

8. We are also concerned about living on a building site for potentially months or years. This will cause an increase in noise and air pollution. We have a young family and are understandably concerned for their welfare.

We appreciate the consideration into the planning application does not look into the effects of property values, however, we want to be open and share our concerns this planning application may put off buyers of our property if we come to sell.