

Address: 19 Vicarage Meadows Mirfield WF149JL

About the application

Application number: 2020/93867	
What is the application for?:	Outline application for erection of residential development and formation of new
Address of the site or building:	adj, Red Lea, 27, Church Lane, Mirfield, WF14 9HX
Postcode:	WF14 9HX

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

Our objection to the granting of planning permission for this development are as follows:

1) Loss of Privacy

The nature of the sloping land down from Church Lane to Vicarage Meadow means any property would be significantly higher than the properties on Vicarage Meadow and would therefore immediately overlook the rear of the properties on Vicarage Meadow such that privacy would be denied. This is especially true as some trees that provided privacy have already been removed – we can only assume this has been done in preparation for the proposed building works and ahead of any planning permission being granted or consideration of any appropriate Tree Preservation Orders.

2) Alteration to the water table

Any development on this area of land will undoubtedly affect the natural water table and quite probably lead to “flooding” in the gardens of the properties behind which already struggle to cope with the amount of water that is potential run off from the gardens and premises on Church Lane.

In addition, further impermeable surfaces such as driveways will only increase the water run off from the sloping site to the gardens at the rear of Vicarage Meadow.

3) Subsidence

A serious concern connected to point 2 is that our property and that of our neighbours which are in very close proximity to the proposed development have suffered significant subsidence issues (ours within the last 2 years which resulted in a substantial insurance claim) which would only be exacerbated by any change to water levels impact by both 1 (removal trees) and 2 as above in the surrounding area.

4) Sighting of the property

The sighting of the property is entirely out of character with either the line of the houses on Church Lane or the houses on Vicarage Meadow. The only reason we can see for sighting the proposed development here is the existence of Tree Preservation Orders at the side and front of the property on Church Lane. We strongly contend that a more sensible approach would be to review the TPOs with a view to building on a more obvious build line that would minimise the impact of 1,2 and 3 as described.

5) Potential for setting a precedent

There is a risk that should planning permission be granted in this case then other houses along Church Lane may look to follow suit and this will cause significant impact for all those houses on Vicarage Meadow due to all the 4 points listed above.