

About the application

Application number: 2021/90581	
What is the application for?:	Demolition of existing bungalow and erection of 2 dwellings
Address of the site or building:	230, Roberttown Lane, Roberttown, Liversedge, WF15 7LL
Postcode:	WF15 7LT

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Having perused the revised planning submission, although the proposed development is less odious than the declined 3 townhouse proposal there are still significant issues regarding the proposed erection of the 2 semi-detached houses. DESIGN & APPEARANCE & EFFECT ON LIVING CONDITIONS It is noted that construction has been changed from brick to stone but as per the original approved plans there was a stipulation that construction must be out of natural Yorkshire stone to the front houses onto Roberttown lane like all the other houses on this development. I see no reason why this admirable stipulation should not continue to be enforced. As per original approved plans this plot was allocated a single detached house with garage. Again I see no reason to change this as it would be in keeping with all the other new build houses onto Roberttown lane and would be a more in keeping design to fit in with adjacent buildings on the site. The current design has both side and rear windows which will significantly impair privacy to adjacent properties and as such should be a point for refusal of permission for the existing application. NOISE, DISTURBANCE & ODOUR As per previous application there will a considerable pollution and noise impact if 2 properties were allowed and again a further justification for sticking to the original approved plans of a single detached house. IMPACT ON HIGHWAYS SAFETY & TRAFFIC This without doubt the proposed development and as there is a clear requirement to park in front of each other this will lead to congestion and inevitably parking on the footpath on Roberttown lane which will block passage for people, children , prams and wheel chairs as there is insufficient room to park on both sides and the existing houses have used the spaces outside their homes as a president for many years. Hence although a single detached house will still add to the problem at least this may be	

although a single detached house will still add to the problem at least this may be contained by putting parking spaces off Roberttown lane footpath and road by keeping it on the proposed development site.

It is the responsibility of Kirklees to ensure the congestion, pollution and danger on Roberttown lane does not get any worse. If you refer to the past records there have been a number of major incidents caused by traffic on Roberttown lane and with so many schools, homes for the elderly and walkers/passers by allowing more than one house to be built with the inevitable traffic issues would be grossly irresponsible and must not be allowed under any circumstances.

PREVIOUS PLANNING APPLICATIONS

From the outset this plot was allocated for one detached house the rationale for that has not changed in 14 years.

All previous variations have been refused for good reason not least the traffic issues onto Roberttown lane

EFFECT ON NEIGHBOURING PROPERTIES & WHAT THE BUILDING WOULD LOOK LIKE.

At the outset the purchasers of the new homes on the frontage were assured that only detached houses of natural stone would be built on the frontage to Roberttown lane.

To not endorse this original planning condition would be an outrage to other property owners and would inevitably have a detrimental effect on surrounding houses and look an eyesore