

From:
To: [DCAdmin](#)
Subject: Plan for new detached dwelling between no. 12 & 14 Knowl Road, Mirfield, WF14 8DQ Application 2021/62/91246/E
Date: 07 May 2021 15:40:09

Re: Plan for new detached dwelling between no. 12 & 14 Knowl Road, Mirfield, WF14 8DQ Application 2021/62/91246/E

I am appalled that the applicant of the proposed new-build seeks to cram in a new dwelling plus garage onto the small piece of land adjacent to the earth driveway/cart track/footpath and which in past times was a hearse road. This path/driveway also leads to our dwelling as well as others. It is our only way in. The description given of what the applicant wishes to build is not a straightforward replacement type of building which might fit into the existing style and appearance of existing properties. I wish to lodge an objection regarding the proposed plan/project numbered above and my view is that it is completely out of character with the other dwellings in the immediate area. It is difficult to see how the proposed plan, to convert the garage/workshop building and its various spaces into a detached dwelling, can possibly be achieved in a safe, sensible and realistic manner.

Immediately affected by these plans are three households in fairly close proximity to each other, each with a driveway leading off the entrance road and also affected will be users of the Police Station building which appears to be well-used and which, we believe, is used for specialised services requiring special measures at particular times.

Because of the location of the site, if the planned build comes to fruition it will cause a diminishment of space on an already tight site on the rough entrance road just off Knowl Road and adjacent to the Police Station.

The overall appearance, shown on the plan of the proposed 'Dutch barn-type' building, does not bode well. It is not in character and the looming overlooking structure is completely out of character for the area, the building far too large for available space. It will be an unsightly misfit, not complementing existing homes in any way. It would, if allowed, be a horrible protrusion in several directions. Its appearance would be obtrusive and also have a darkening effect on the houses and residents of numbers 10, 14 and 16. Creation of a darkened area on the access road and alongside our home would likely attract more gatherings of groups of people of the more rowdy type and, as we have sometimes found, their presence will not be conducive to good management of the area.

The immediate and busy area around Crowlees School is already subject to overcrowding by both people and vehicles at school opening times and particularly at school finishing times. It is a dangerous site for both motorists and pedestrians because of ad hoc parking taking place near the bend on Knowl Road, sometimes on both sides of the road and on the rough road leading to the dirt track road. The rough road provides the access to the four existing properties, three of which are residential and the fourth (the subject of the plan), being currently a shed/garage and workshop.

From what I can glean from the plan, the proposed building will be completely out of character for the area currently populated by substantial houses of late Victorian architecture. If allowed, the building would create an overly and 'out of character' dominant presence with a number of windows and viewing points which we fear will loom over our garden. I am greatly dismayed at this infringement of our privacy. The applicant is creating a situation which is causing dismay to the residents and possible danger both during construction and after.

To get to our home we access the site from Knowl Road and turn in onto the rough road which currently serves the rear entrance to the Police Station and is also the entry point for the driveways for houses, no.'s 10, 14 and 16. Should any building take place, we will expect the applicant to keep disturbance to a minimum, observe good practice, clear any debris, observe rights of way and reinstate any damaged area. The track down to our home, basically an earth

lane, is used daily in term-time by children and parents on foot attending Crowlees School, Castle Hall and Wellhouse Schools. There would be a potentially dangerous situation with building work on the track which also leads off into the big field which is Mirfield Showground, used for recreation and for events and which is very often busy with walkers and dogs. The footpath is number MIR/49/10 on the Council plans. It is a busy pathway used by many on a daily basis. A recent emergency incident occurred at the joining of the footpath with the bottom of the earth road being dug up by utility (electricity) works very early one morning, a weekday. It was an emergency, apparently, and workmen and equipment blocked up the entire path in order to do some work on an earth wire. It was mayhem, children and parents milling about, but worse still, unaccompanied children were being turned back off the path and told by the workmen to find another route. I am bringing this matter to your attention because the path and road are very well used and by high numbers of youngsters.

Means of access to and from our dwelling is sometimes difficult, as the applicant will know from his own period of residence next to this land. It will need to be kept clear of vehicles and we expect that there will be uninterrupted provision for ourselves and visitors and tradesmen to our house at all times. So far, we have not been approached by the applicant about any encroachment.

Yours sincerely,