

16 Garsmere Road
Gledholt

Huddersfield HD14LH

23rd May 2021

Dear Sir / Madam

16 Gledholls Road, Huddersfield HD14HP
re Alterations to convert (C3) dwelling to (Sui Generis)
House to Multiple House (within a Conservation Area)

I would like to oppose the application for the following reasons: -

This property is directly opposite Greenhead Park and by the prestigious main gates. The A640 trunk road to the M62 and Huddersfield Hospital is 30 yards away. Right outside no 16 traffic is queuing most of the day and has increased significantly since April 2021.

To access the house in question necessitated passing in front of the Junction pub - and behind same where parking permits are needed. Access to the driveway is regularly blocked by delivery vehicles, dustbin & green bin to name a few. Two houses have no parking outside no 16 - and the next one No 14. They must keep their vehicles in the drive only;

An HMO order would not suit the area as houses here are all just about all owner occupiers whose stylish properties are very well maintained, smart and nicely done gardens. Their properties are there to impress and no HMO house would be ever up to the standard needed of this district.

Any car owner for an HMO would have great difficulty in parking. 3 spaces and when one would like to drive out of no 16 all others would have to move and queue up to leave the drive. I spent 1 hour watching traffic 3-4pm last Tuesday and it would have taken min 5 mins to get out of the drive and up to 10 mins to let in by a land driver to take a car out. Cars are the biggest hazard for an application here and my notes must be taken seriously.

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A fire escape would need to be in place and since the back is not accessible at all from the front due to an extension circa 1905. The loftiness of the property would mean a large construction of steel and would be difficult to site, [and would ^{have} to be on the frontage]

A huge street tree is 5 feet away from the house boundary and the pavement widened in the last 3 years and edged with curb stones to make a garden around it. The house hedge must stay as it just needs cutting regularly.

The access to this property is what will hold us back,

KMC.
Planning + Development.
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