

Subject: Planning Application 2021/93237 Garages on Knowl Grove
Date: 19 January 2023 21:45:34
Attachments: [KG-BTP-00-3-DR-A-3782_120.1_3D Views.pdf](#)
[image001.png](#)

For the attention of Mathias Franklin

Dear Sir

Thank you for your letter dated 13 January 2023 advising that the above planning application has been amended. In addition to my previous comments detailed below, I would comment as follows

- 1) Although the flats have been moved further away from the properties on Scarboro Meadows, they will still impact due to their height
- 2) The two storey development is not in keeping with the surrounding properties which are predominantly single storey bungalows.
- 3) The on site parking still seems to be inadequate with the possibility of two cars per flat and visitor parking.
- 4) There could be 22 vehicles displaced by the demolition of the garages. They will need to park on the roads including Knowl Grove which is already congested.
- 5) Why does the planning approval not consider the need for garages. The plans should be rejected and the existing structures refurbished.
- 6) The plans do not fully detail the off site infrastructure. Please be reminded that Scarboro Meadows is a private road and cannot be disturbed without agreement. In addition no contractors vehicles will be permitted to park on this private road or allowed to restrict access.

Please take these and my earlier comments into consideration when making your decision.

Thank you

5 Scarboro Meadows

-----Original Message-----

From: Helen Martland <Helen.Martland@kirklees.gov.uk>

Sent: Wed, 18 Aug 2021 10:11

Subject: RE: New council homes at Knowl Grove

Hello Grahame,

Thank you for your email and I apologise for the delay in responding.

The planning application was submitted on 13 August and should be available for public viewing and comments on the Council's website within the next week or so.

With regard to the loss of light and privacy, the proposed flats will be further away from the properties in Scarboro Meadows than the existing garages, although I appreciate that they will be higher. Please be assured that when considering the application, the planners will need to take into account the impact of the development on existing properties and if they consider that there will be a significant loss of light, they will not approve the application as it stands. In terms of privacy, there will be no windows in the gable end that faces Scarboro Meadows. There will be a 1.8m high boundary (measured from ground level on the garage site) between the communal garden at the rear of the proposed flats and the back gardens at Scarboro Meadows. We have also removed the balcony on the first floor flat closest to the Scarboro Meadows property to further protect the privacy of existing residents. I attach an updated 3d view to show this (pictures on the left).

With regard to the provision of a sign at the entrance to Scarboro Meadows, I would prefer to monitor the parking situation and see whether it is required. My reasons for this are that Highways are a statutory consultee on the planning application and will need to be satisfied that the loss of the garages will not result in excessive displacement of vehicles onto the highway before they will support the application. We don't know how many of the 22 occupied garages are used for parking. 17 are let to tenants who do not live close enough to the site for it to be convenient to park. If any of these tenants do use their garage for parking, it is likely that they would either seek to rent another garage elsewhere, or park their vehicle close to where they live. The remaining 5 garages are let to tenants who live on Knowl Grove. In my experience, when parking on the street, people prefer to park where they can see their vehicle from home. This means it is very unlikely that these 5 tenants, (if they use their garages for a vehicle) would park on Scarboro Meadows.

With regard to the potential for contractors to park on Scarboro Meadows, I confirm that we will make it clear to the contractor on appointment that neither they, nor their sub-contractors will be permitted to park there. The contractor will be a member of the Considerate Constructors scheme and will provide all nearby residents with contact details for the site manager should there be any concerns whilst work is underway. You now also have my contact details, should you find that the contractor is not sticking to this requirement.

Kind regards,

Helen

Helen Martland

Service Manager - Development

T: 01484 221000

Homes & Neighbourhoods | Kirklees Council.
Civic Centre 3, High Street, Huddersfield HD1 2TG

Sent: 31 July 2021 21:42

To: Helen Martland <Helen.Martland@kirklees.gov.uk>

Subject: New council homes at Knowl Grove

Hello Helen

Thank you for your recent letter advising the proposal to build eight apartments on the current garage site in Knowl Grove. Please may I offer the following comment

- You state that the "block will be set well back from the road and away from existing properties" Unfortunately the provided plan would suggest that the block will be very close to the boundary with Scarboro Meadows and will tower over the bungalows (particularly nos. 2 & 3) which are at a much lower level to the garage site resulting in loss of light and privacy. Would it be possible to consider moving the entire block towards Knowl Road
- Any displaced vehicles, following demolition of the garages, may seek to park on Knowl Grove, which is already congested, or on adjacent roads including Scarboro Meadows which is privately owned and maintained by the residents.. We need to prevent this as well as those of the contractor's construction vehicles during the building process and seek your assistance. Would it be possible for the Council to provide and erect a sign at each side of the entrance to Scarboro Meadows advising "Private Road, No Unauthorised Parking" Your favourable consideration would be much appreciated.

Thanking you in anticipation of a favourable response

Regards

5 Scarboro Meadows
Mirfield
WF14 9RU



Rev	Date	Int	Description
1	30.07.21	AC	Red line boundary updated, boundaries types changed, balcony removed, EVC points shown as adjacent to parking spaces



CLIENT:
Kirklees Neighbourhood Housing

PROJECT:
Knowl Grove, Mirfield

DESCRIPTION:
3D Views

PURPOSE OF ISSUE:
Planning

DRAWN BY: CHECKED DATE: SCALE @ A1:
AC LT 07/19/21

JOB NO: STATUS CODE: DRAWING NO: REV
3782 S2 120 1

FILE IDENTIFIER:
KG-BTP-00-3-DR-A-3782_120.1