

Mr Mathias Franklin/Steve Hall
Planning & Development Services
Economy and infrastructure
PO Box B93,Civic Centre 3
Off Market Street
Huddersfield
HD1 2JR

Tour Ref :2021/93444

Newlands Hall ,93 High Street ,Heckmondwike WF16 0AL
Erection of 10 Bedrooms and associated works.

*******OBJECTION/PETITION*******

Dear Mr Franklin/Steve Hall

We the undersigned are writing to you to object to the proposed plan for the erection of 10 new bedrooms and associated works at Newlands Hall , 93 High Street , Heckmondwike WF16 0AL.

The objection petition is based on the following criteria;

privacy Issues

When looking at the submitted plans the gap between the new build and the current properties is very narrow and our understanding is that this goes against current planning laws which state that there has to be 22m line of site between windows and the current buildings on either side.

Access

There is only one entrance /exit to Newlands Hall and the flats at The Lawns. This access is off an already very busy high street which has a school almost directly across.

We understand that from the plans there is no application for any changes and or improvements to access. More accommodation will automatically bring more traffic to the site .There is only one access /exit road to the flats which is very narrow and only wide enough for one vehicle at a time and construction traffic and larger vehicles generally struggle.

Emergency service vehicles would struggle to get to the back of the properties whilst these proposed work go ahead.

Parking

It is our understanding that all the new build properties are required to have two parking spaces per residence . The application proposes to build 10 new bedrooms thus 20 parking spaces will be required. The plans state only parking for 10 more spaces available.

Assisted Living

It states on the plans that the current flats are assisted living. This is not the case, all current flats are privately owned and have been for some 30 years. They used to have a support facility with Newlands hall but this was removed years ago. There is no connection between the hall and the private residents behind it.

To sum up ,we feel that there will be an over population of the area the value of the properties will devalue greatly and the residents will loose there garden views

We are a group of residents who are in our tender years and this application will cause untold harm and distress to us all.

We hope that you look upon our objection favourably.

With Kind regards

Yours sincerely,