

From:
To: [DCAdmin](#)
Subject: 2021/93604 - Rear of 51 Huddersfield Road
Date: 01 September 2022 17:27:11
Attachments: [92846 Kirklees Objection.pdf](#)

I am writing on behalf of _____ regarding the proposed residential development that backs directly onto the rear of their homes.

I attach our previous objection, as the comments do not appear to have been addressed by the current amended application. Please accept these as our response to the current proposal, along with the following:

We note the amended layout to the new-build houses but, as the density of the development does not seem to have been reduced the same issues regarding vehicular access are still valid.

We question the traffic report's findings that the development will result in a nett loss of trips to and from the site as vehicular movement on the site was previously minimal and very intermittent. The bottle-neck between the cafe and 51 Huddersfield Rd is a major concern and it is hard to imagine how the current issues have not been made worse by the proposals, as noted by other consultees. The set-back proposed does very little and will need to be sufficient to accommodate the refuse of the existing properties on collection days.

Access to the existing cottages rear walls and roof for maintenance and cleaning needs to be ensured. I understand from talking to the architect that this will be the case.

The scheme now includes a tortuous path linking rear and front gardens of the houses, presumably as a result of connecting the previously semi-detached houses into a single terrace. This path raises safety concerns, given its remote location and presumably infrequent use. If it is to remain, it would seem logical to extend it to the access road to allow access to this strip of land to allow independent access to the rears of 37 and 41 Huddersfield Road.

We would appreciate these concerns being addressed in future iterations in order to gain a more satisfactory proposal.

Best Regards