

Address: 101 Allen Croft Bradford BD11 2AB

About the application

Application number: 2021/93614	
What is the application for?:	Erection of two dwellings
Address of the site or building:	adj, 101, Allen Croft, Birkenshaw, BD11 2AB
Postcode:	BD11 2AB

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>1. When the owner of the property cut down three large mature trees at the bottom of their garden we assumed it was the precursor to a planning application. What we did not expect was the size of the proposed development, and especially that there would be a proposal for two houses at right angles to our own. The planned development is simply too large for the available space. The loss of the trees has been a detriment to the neighbourhood and that would only be exacerbated by these building of two houses, further reducing green space.</p> <p>2. We note that the proposed dwellings are a pair of semi-detached houses: the house on Plot B would overlook our rear garden. It would have a detrimental effect on the light into our family room as well as putting our garden in the shade. The plan and Design and Access Statement (paragraph 3) claim 'no rear part of the new dwelling is overlooked from any neighbouring windows.' This is not true: the door and west window of our family room at the back of our house directly face the rear of the proposed properties. (This room is an integral part of our house, as shown on the original plans.) The upstairs windows of Plot B would have a view straight into the family room and our rear bedroom windows will overlook their rear bedrooms and gardens.</p> <p>3. The proposed houses will have very small rear gardens so that the buildings will be very close to our boundary. On the East side of the site, this boundary is marked only by a low stone wall.</p> <p>5. We note that the application includes the demolition of two traditional stone walls, along the West and South of the property, an attractive feature on Allen Croft, and their replacement only by a timber fence on the South side. This is surely unnecessary and would be a real loss of character to the area.</p> <p>6. The proposal makes it clear that there is parking for four cars: Allen Croft at this point is very narrow, without any pavement. Vehicular access to the proposed plots would be very difficult at the point shown on the plans.</p> <p>7. Allowing an application which makes provision for four more cars on Allen Croft would only increase traffic in the area in which there are already many vehicles. We shall send a separate document by email with a number of photographs to illustrate these points.</p>	