

Kirklees Council Planning & Development Service
PO Box B93, Civic Centre 3, Off Market Street, Huddersfield, HD1 2JR

Your reference: 2021/94239 and 121, Slaithwaite Road, Meltham, Holmfirth, HD9 5PW.

I would make the following observations and comments about the above Planning Application.

- 1) As in the previous application for this property (2021/93100), the Location Plan/Existing Floor Plans (file 904059) appear to be out of date and do not record the current situation on the ground North of No 123 at No 125, where two dwellings now replace the previous one. Additionally, I note again that the floor plans are not orientated as they are on the ground relative to their compass direction.
It may be that these matters are of little import in the planning process; however, I would refer you to 2021/91185 (id860708) for comparison.
- 2) I would welcome a 3D view of the proposed elevations of the building. I note that one was provided with the original planning application 2021/93100.
- 3) I would ask that sufficient off-street parking is either retained or allowed relative to the planned size of the dwelling.
The property is close to the junction between Slaithwaite Road and Birmingham Lane where a good line of sight is necessary for vehicles to safely exit Birmingham Lane during school runs and daily commutes through Meltham.
- 4) I am uncertain to what extent any debate may already have taken place following submission of the original application for development of the property. I would enquire again if the Council were satisfied that the scale of the change to the existing property is appropriate for its location, setting and in keeping with surrounding properties?
If that is the case, it would be unreasonable perhaps, to interfere with the work of the professionals in such matters. However, my concern remains, that the extent of the intended development of the rear of the building, as proposed within the narrow and adjacent position to this address will have a detrimental effect on the visual aspect from my property; and I think of sufficient enough scale to affect my property's future value, relative to the situation now, before such development.
- 5) I note the number of properties in the immediate area that over recent years have been either extended or the site substantially developed. I refer here to No 118 to the Northeast of Slaithwaite Road (No 120 appears currently to be unoccupied and I wonder if it too is awaiting development). More pertinent perhaps, on the Southwest of Slaithwaite Road I refer to No 123 and the extensive development of the site at No 125. I am becoming weary of constant disruption to my enjoyment of a peaceful, quiet garden. I would ask please that some adjustment is made to my rate charges while development work is ongoing as compensation for this continuing nuisance. Perhaps, in view of the recent history of demolition, construction and extension close to my property, you will also consider some retrospective adjustment to previous charges.