From:
To: DCAdmin
Subject: Comment on application 2021/94371
Date: 04 January 2022 09:29:46

Dear Planning and Development Service

Re: Application 2021/94371: Erection of front porch, single storey rear and first floor side extensions at 27 Helted Way, Almondbury, Huddersfield HD5 8XZ

I am writing to provide comments on the above named application which cannot be provided via your online system as this is not currently accepting comments, stating that the comment period ended on 27th December. As the planning notice letter sent to my address dated 1st December stated that the deadline to receive comments is 5th January 2022 I wish to register my objection as per the comment period given in your letter.

My objections to the proposal are:

1) The proposal would further increase the originally four bedroomed property as-built to six bedrooms yet there is no provision for additional off-street parking that would be required if now or in the future the number of adult occupants of the expanded property and hence associated number of vehicles increases (e.g. if any children at the property reached adulthood and had their own vehicles). The property has only two off-street parking spaces on the driveway, often occupied by vehicles such as a 4x4 and pickup truck too large to fit into the integral garage. The turning area at the end of Helted Way immediately in front of the property is already often fully occupied by vehicles making turning difficult especially for large vehicles, and as parking in this area is already insufficient for the number of vehicles on the estate cars are frequently parked opposite driveways on the narrow street making access and egress difficult. Given there is little scope to increase parking within the site boundary due to the unusual shape of the plot and existing established trees, which it would be detrimental to the local environment to remove, the increased on-street parking likely to be caused by significant expansion of this property make the plans unacceptable due to the adverse impact on highway safety and the visual amenity of the area.

2) The scale of the proposed alterations, adding to a previously extended property would make the dwelling excessively large within the street-scene and are disproportionate relative to the scale of the original part of the house. The proposed first floor extension in particular would be clearly visible from the road and public footpaths, and would impact on the distinctiveness of the local area and visual amenity of the property, and as such is likely contrary to sections of the Kirklees local plan (e.g. LP24).

3) In relation to point 1 above highway safety during any construction works is a significant concern due to additional construction vehicles accessing the site and the presumed temporary reduction in off-street parking for the occupiers' vehicles.

4) As a homeworker regularly participating in online meetings and delivering synchronous online teaching due to the covid pandemic the generation of construction noise from the site is a significant concern, especially given the scale of the proposed alterations and the likely lengthy construction period this might entail. Steps to minimise as far as possible this disruption would therefore be appreciated.

As noted in your letter of 1st December I request that my personal details including postal and email address are redacted from the publicly published comments.

Yours faithfully

23 Helted Way
Almondbury
Huddersfield
HD5 8XZ