About the application

Application number: 2021/94632	
What is the application for?:	Erection of attached dwelling
Address of the site or building:	29, Gilthwaites Crescent, Denby Dale, Huddersfield, HD8 8SW
Postcode:	HD8 9RH

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

Our main concern is overshadowing. The proposed 2 storey dwelling would block natural light/sunlight to an existing sunny patio to the rear of our neighbouring property, immediately adjacent.- We believe that the 'Right of Light Act, 1959, states that 'if a property has received daylight for the last 20 years, then nothing should obscure the present levels of daylight'.
The submitted Design and Access Statement states that overlooking is not considered to be an issue with neighbouring properties - we believe this statement is false. It also states that the proposed dwelling has been designed as not to dominate its surroundings. - The ridge would be 8 metres high and only 5 metres (dimensions approx.) from our access/egress and will again overshadow and appear obtrusive.
Another consideration would be the increase in vehicle traffic to the area. The present crescent road is very narrow and vehicles, including emergency vehicles, refuse lorries and so on, often have to mount the already damaged kerbs and churn up any grass making the road muddy and unsightly.- This can only be exacerbated with additional visits to the proposed dwelling.
The application does not appear to have any detailed dimensions regarding the proposed boundary fencing and how this will impact on the public footpath/right of way pin kerb boundary to the East of the proposal.
We have also experienced wind blown dust and debris produced by grinding and cutting of building materials in the construction of the single storey extension to the rear of no. 29 and would not like this to reoccur if planning was granted for a 2 storey dwelling.- Also, there is an issue with inconsiderate parking by construction vehicles at present.
It has been noticed that the location plan in the application, suggests that the property red line boundary includes an area bounded by the kerb line, to the South West.- We believe this to be either council or highways land.