From:

Cc: Neil Bearcroft
Subject: Representation to planning application 2022/90191
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Objection to application 2022/90191-

The application is to totally convert a large detached garage with home office above to a two bedroomed house with 2 living rooms and a dining room seating 8

I must draw attention to a point quoted by the Planning Officer to the following 2020/92400 application approved for another property on the private lane, as it has relevance to this objection.

Plans were approved for a detached garage at 402 Birkby rd in December 2020
In the delegated report for the Huddersfield Planning Sub Committee 9/12/20, in the subsection "Highway Safety" point 10.17, the planning officer wrote, quote-
Given that the point of access already exists and it is not proposed to enlarge the property under this application with additional living space , it is considered that the erection of the double garage would not intensify vehicular movements to and from the site
So it is absolutely clear that any intensification of living accommodation/vehicular movement was a specific consideration by Planning in that application and so it obviously must be in this one too.

If approved it would form a 7th dwelling on a single track private lane that should have a maximum of 5 dwellings for Highway safety reasons. This should be a concern as the lane entry/exit is very close to Birkby roads busy junction with Halifax road.

It is not appropriate to keep intensifying residential capacity along this private narrow cul de sac, as has been happening for years now. Applications shouldn't be assessed in isolation when there is an applicable Highway Safety Directive in place. The cumulative effect of them all must now be taken into account by Kirklees Planning and Highways. Otherwise what is the point of the Kirklees, AND National, Highway Safety Directives regarding number of maximum number of dwellings (5) on a private drive in the first place.

From approving:-
- a studio granny flat above detached garage at 412 , in 1999 renewed 2005
- a 6th house around 2004, actually built with 7 bedrooms (as described on Rightmove website in 2018)
- extensions with additional bedrooms at the 6th house in 2019
- an additional bedroom at 412 in the major site redevelopment for 410/412 in 2021

And now this application. This would be yet another increase in residential capacity, on top of the significant amount already approved as above, be it described as an annex or house. It would still be another detached 2 bedroomed dwelling

Please refuse this application