

Address: 104A Old Lane Bradford BD11 2JX

### About the application

Application number: 2022/90344	
What is the application for?:	Change of use from dwelling to beauty parlour and salon
Address of the site or building:	104, Old Lane, Birkenshaw, BD11 2JX
Postcode:	BD11 2JX

### User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

104 Old Lane has been let for at least 11 years to the current resident. We have only known this property as being a house – we have a good relationship with the current resident and it would be a shame to lose the benefit of having a resident neighbour. This is a residential area and was so when we purchased our property over 11 years ago, if we had wanted to live next door to a shop we would live on a high street. Is there really a need for this business in the middle of a residential area? To change the appearance and character would be detrimental to the area.

The current owner of 104 is applying for change of use, if it is successful and granted the plan is to sell the property immediately. The proposed new owner has approached us in person regarding their plans for the building. We have received an e-mail from them informing us that they plan to use our private driveway for the general public to access the proposed business through a side doorway. Customers have no legal right to access the building via the side door over our private driveway at any time. This access is only granted to the owner of the building.

Over a 12 month period there will be thousands of people visiting the premises (general public and delivery people) over my private driveway, this will have a massive impact on my family's quality of life, enjoyment and ultimately our mental health. Our privacy will be instantly lost with so many new people using these premises on a daily basis. We have several motor vehicles which go up and down our driveway many times throughout the day and evening. We have enjoyed the company of one tenant, not thousands of strangers.

#### PARKING

The space directly outside the dwelling is not wide enough for a car as it encroaches over our h-bar marking and makes it hazardous whenever we drive in and out of our private driveway. There are terraced houses to both sides of the dwelling who rely solely on street parking and who already struggle to park which causes tension. Double parking is the norm. Some residents are elderly, some have young children and need to park close to their homes. I cannot see where the owner and customers can park without causing a nuisance and adding to the tension with the coming and going of customers in vehicles visiting the premises. Customers will park on the adjoining highway which would not be in the best interest of highway safety. Old Lane is a dangerous road especially around this part and an increase in traffic would be a disaster, the bus service already struggles to pass up and down. Kirklees Council has a duty of care towards the safety of pedestrians and residents using Old Lane. Locally this stretch of road is known as the chicane. In summary there is nowhere for customers to park without causing chaos.

20 years ago, planning for 104 Old Lane was refused for a nail bar (application number 2002/62/92940/E3). "The site is surrounded by residential properties fronting a narrow stretch of Old Lane – a very busy main road. The proposed development would lead to more on-street parking and an increase in concentration of traffic movement in the vicinity of the site. Therefore, causing additional danger to users of the highway and prejudicing the amenity of neighbouring residential properties and occupiers to the detriment of both pedestrian and highway safety – decision refused"

20 years later the traffic and parking on Old Lane has increased by over 1000%.

should you need

to get in touch with me.