

Address: 100 Redwood Drive Huddersfield HD2 1PW

About the application

Application number: 2023/90936	
What is the application for?:	Partial demolition and construction of new dwelling, detached garage and associa
Address of the site or building:	102, Redwood Drive, Bradley, Huddersfield, HD2 1PW
Postcode:	HD2 1PW

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
We own and occupy 100 Redwood Drive and have a number of concerns about the application submitted in respect of 102 Redwood Drive. We also note, with disappointment, that the applicants failed to consult with us, as their next door neighbour, prior to submitting the application. Had they done so it might have avoided the need for us to make such strong objections which we set out below: The proposed scheme for No 102 shows an overbearing two storey extension which will extend the property on three sides, protruding from the rear wall of No 102 as it currently stands and raising the roofline by a substantial amount to the rear of the property. This will cause significant loss of light to our living accommodation at No 100, particularly impacting upon the roof lights which enable the living accommodation at the rear to benefit from natural light. The extension will also overshadow and block sunlight from our rear garden - the BRE guide on Sight Layout Planning for Daylight and Sunlight advocates that a thorough assessment should be conducted but there is no evidence on the drawings submitted with the application that such an assessment has been undertaken in relation to the impact upon our accommodation at No 100. The rear extension, together with the first floor rear balcony, will cause loss of privacy due to overlooking and this will have an adverse impact on ourselves. All drawings containing elevations of No 102 are misleading as they show the front elevation of No 102 as being the north elevation and the rear elevation as being the south, when in reality the front is west facing and the rear is east facing. The double garage is set forward from the building line, which is not in keeping with the neighbourhood and will have a negative impact on the visual appearance of the street scene by its intrusion into the rhythm of development. The application incorrectly states there is existing parking for 2 cars whereas there is	

The application incorrectly states there is existing parking for 3 cars whereas there is presently only off-road parking for 2. Application states there will be parking for 6 cars, however there is no vehicle tracking movements to indicate how vehicles will enter and exit the driveway which is set at a 90 degree angle to the highway, potentially leading to highway safety concerns.

There are a number of well-established trees inside the garden and along the northern boundary of No 102 but the proposed site block plan does not indicate whether trees are being removed or retained.

Application, Section 13, questions re Biodiversity have all been answered negatively. This disregards that bats are regular visitors to the front and rear gardens of No 102.

The proposed scheme is virtually doubling the footprint of the existing dwelling and increasing the number of bathrooms from 2 to 6. If this proposal of over-development is allowed then it will create a precedent for others to do the same which would be detrimental to the amenity of the area and residents.

Finally, please note that many of the above matters are exacerbated by the topography and the fact that No 102 stands on higher ground than No 100, consequently it would be helpful and appreciated if the officer considering the planning application is able to undertake a site visit.