Kirklees MBC
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Our Ref: IRH/JOH166/1
Your Ref: 2023/90956

18 July 2023

Dear Sir

Land at rear of 1 Sparks Road Oakes Huddersfield HD3 4BX
Erection of 5 dwellings
Application Number 2023/90956

We act on behalf of , the owners and occupiers of who have consulted us with regard to the above application. On behalf of our clients, we set out below their comments with regards to the application and their objections to the granting of Planning Permission in respect of the subject land which we shall be glad if you will take into account in the decision process.

1. The property is a listed building
2. Due to the close proximity to our clients property, the proposed development will adversely affect the integrity to the listed building
3. Due to the close proximity of the development to a listed building, List Building Consent will be required
4. The proposed development is too close to a listed building
5. The height of the proposed buildings will over shadow the listed building and therefore adversely affect its integrity
6. The proposed buildings to the east of our clients property will look directly into habitable rooms of our clients property
7. Roof lights are not in keeping with an adjacent listed building
8. The proposed development is too intensive for the site area and its proximity to a listed building
9. Access to the site is to be from New Hey Road, an extremely busy road, requiring upgrading
10. Vehicular access will be from a private access way used by an industrial estate and three existing dwellings. This is too much user on a private access
11. There will be more than five properties served by a private access
12. Any improvement to New Hey Road would be (say to full dual carriageway status) compromised by the development

13. The development could result in traffic standing on New Hey Road until clear access to the development is available
14. Vehicle access can only be obtained from the direction of Huddersfield and egress in the direction of Outlane a very unsatisfactory arrangement.