

About the application

Application number: 2023/91327	
What is the application for?:	Erection of detached dwelling
Address of the site or building:	adj, 152, Somerset Road, Almondbury, Huddersfield, HD5 8HY
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>These updated comments should be read in conjunction with those raised against application number 2020/62/91049/W</p> <p>Plan drawing</p> <p>This has been raised before but has still not been addressed. The plan shows the developers land extending up to the council owned garages behind. This is not correct - there is an access way at the back which is not part of the developers property. Granting this application as it is implies a change of use of that land which is incorrect.</p> <p>Effect on trees and the landscape</p> <p>The developer has already felled all the existing trees and shrubs. This was done after the application stating that there were no trees affected was submitted.</p> <p>Design, appearance and layout</p> <p>The plans still show large areas of white rendered walls which are completely out of character with the other houses in the area. The entire development, if it goes ahead, should be in stone to match the adjacent buildings and be in keeping with the whole character of the area.</p> <p>Parking, highway safety and traffic</p> <p>The latest revisions still do not address the parking problem. The driveway will only accommodate one car and the vehicle entrance will either occupy multiple existing parking spaces or be so narrow that entering and leaving the property will be dangerous due to restricted visibility and the practical aspects of manoeuvring a vehicle into a narrow entrance. Kirklees highways department are conducting a review of parking in the Somerset Road area and this development should not be allowed to continue until this review has been completed and its recommendations fully implemented.</p>	

Wheelie bins

Storage of the wheelie bins is shown as being inside the garage however this will simply reduce the access to the garage preventing the keeping of two vehicles within and as has been pointed out previously, the driveway is only big enough for one vehicle.

Sunlight and daylight

The revised plans show the removal of one room to improve the light and privacy of the neighbours in 152 however there is no consideration of the effect on 148. The development will effectively block most of the light into those stairs/hallway.

I note that the plans indicate obscure glass on all the side elevations - I assume this will be enforced otherwise the new property will have direct line of sight into neighbouring bedrooms.

The trees which will be planted in the rear garden will very quickly grow to block most of the sunlight from 148's garden.

Effect on neighbouring properties

This has also been raised before but there still appears to be nothing in place to manage the effect of removing significant amounts of earth within 2 meters of the adjacent properties (in particular 148).

The proposed development is too close to 148 to ensure there will be no effect on the property.