The objections within the application 2020/62/91049/W that was withdrawn, still apply within the application 2023/62/91327/W.

Has the work or change of use already started?

◯ Yes
⊘ No

This statement within the application as a starting position is incorrect as the applicant has removed all the boundary greenery without consultation or agreement with the affected neighbour and consequently the boundary wall is subsided onto the neighbour walkway and land due to the movement with the land and roots of the trees that have been removed.





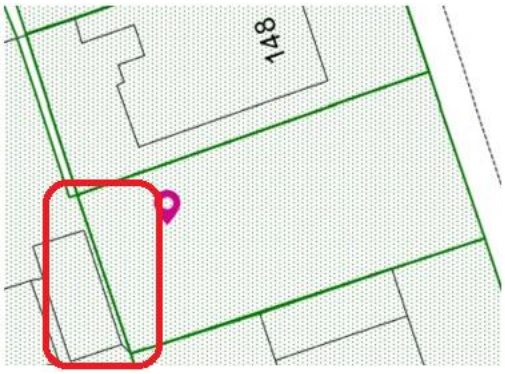

It is concerning that the clearance of the land has been done in such a way that they appear to have no regard for the habitat of animals that they have now destroyed or the impact for future neighbouring residents with their current actions. Also, the fact they have signed a declaration with false information.



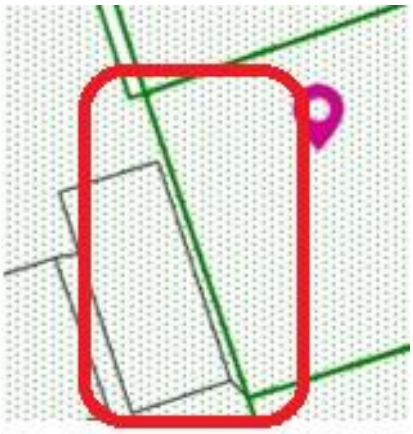

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

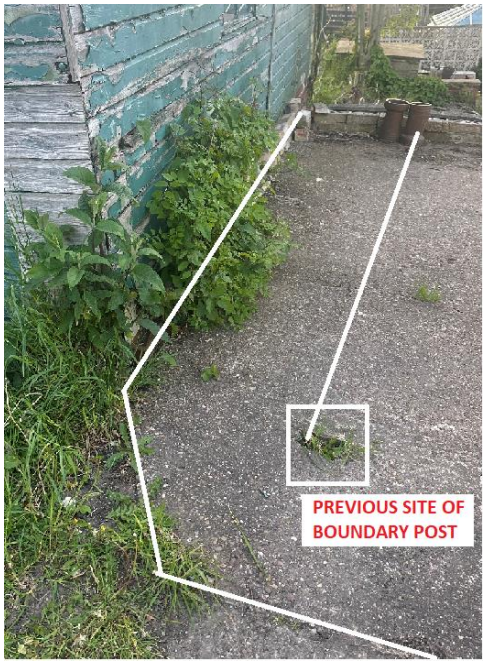
◯ Yes
⊘ No

Noted, within the garden tenancy agreement for the neighbouring property, access is always required for Kirklees Council and British Telecom officials, which the current proposal does not demonstrate any pathway to allow such. Instead, the landowner proposes to imminently fence off the entirety of the area where a current pathway is observed.



Additionally, to this, the plan exceeds the actual boundary of the proposed land so initially before any agreement can be made, this needs to be rectified in the plans to accommodate this.









How the pathway was previously



How the pathway has been left

Trees and Hedges

Are there trees or hedges on the proposed development site?

◯ Yes
⊘ No







In this instance, the applicant has contradicted themselves. They have stated the land is Overgrown in existing use yet are now stating there are no trees or hedges on the development site.
The hedges and trees are now growing back due to the incomplete job they did the previous month, removing the natural habitat whilst trespassing on neighbouring properties. No tree survey was undertaken, and previous work was illegally carried out.

The plans again suggest a sub level basement garage that has the capacity for two cars, which is not viable. Parking is already at a premium when it comes to Somerset Road and this dwelling will take away potentially three parking spaces from an area that is currently over subscribed for access to this garage.
In addition to this, no other property within this select section of Somerset Road has a garage attached to their property or sub level, nor does any property on the entire road that has a garage with their dwelling oppose a residence without the same feature or equally they face an area absent of any residence at all.

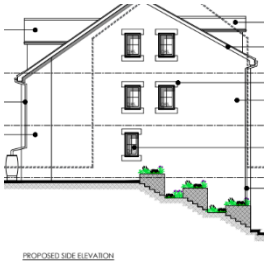
Along with this, a neighbour recently has applied to have a disabled parking bay painted on this stretch of Somerset Road, outside the land directly, which the current residents are happy to accommodate, aiding long standing neighbours who have relied on these parking spaces for decades. There is also no guarantee the occupier will use the garage for this intention so will add extra pressure to roadside parking whilst automatically taking away additional spaces.

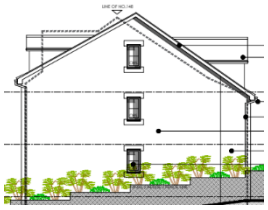
During the proposed construction, the vehicles and building materials as well as skips and site amenities such as portable toilets are likely going to take up considerable space on the road further removing valuable parking as all construction will have to take place from the front, as there is no access from the rear.

Somerset Road is a major route in Huddersfield for commuters including transport that the vulnerable especially rely upon and this development will have to spill over to at least one lane of the road and a contraflow or traffic light system implementing to manage the traffic that will leave the area noisy and polluted from idling vehicles and buses.

This will have a major impact on the residents who will already be frustrated with idling cars blocking access to the vital parking spaces.

The highway grounds of the objection from the previous application still stand, the proposal of the garage takes away more of the premium spaces that there currently are and is no guarantee they will utilise the space as designed and take even more demand away from current residents causing inconvenience and tension amongst all.





The revised plans now show 5 windows and another 3 windows on the sides of the proposed property.
This is an invasion of privacy to both neighbours, with young children residing.

This area of Somerset Road is of Victorian heritage and still no attempt has been made to design a dwelling that complements the current buildings on Somerset Road. This potential dwelling will stand out from the rest and take away from the current beauty and appeal of the area, especially the proposed 'white render'. Given the surroundings, unless maintained this will lead to quick discolouration therefore bringing less appeal to the area and lowering standards and result in incongruous features that would be out of keeping with adjacent properties and street scene.

The proposal of such a development would be detrimental to the predominant character of the townscape and visual amenity of the area failing to accord with Policy LP24 of the Kirklees Local Plan and Policies.

The current proposal does now disclose what material the boundary wall will be replaced with but consultation of this has not been discussed with the affected neighbours.
Currently there is a wall that has been effected by subsidence due to the premature work on the proposed land.
The applicant proposes to fence the entire boundary, which due to the other plans of replacing the greenery and tress, this will in turn mean the maintenance of a fence from the future residents within the proposed land will not have sufficient access to do this.

Consultation with the affected neighbours needs to be conducted before any approval or complete objections are made.

Through discussions within the local community, it is vastly the opinion that the land would be more suited to communal gardens or allotments, which does have the neighbourhood approval.