

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 comments should be read in conjunction with those raised against application number 2020/62/91049/W</p> <p>Plan drawing</p> <p>There appears to be an error on the plan submitted relating to the boundary adjacent to the garage plots at the rear of the property. The boundary line does not run up to the garage as shown but in fact continues in a straight line following the rear boundary of 152 and the other adjacent properties. There is a passage/accessway along the side of the garage which is not owned by the developer.</p> <p>Parking and vehicle access</p> <p>Parking is currently a huge issue and, as it stands, this design will make it significantly worse. The kerb modifications will result in the loss of at least one, possibly two existing parking spaces in an area where parking is at a premium. The kerb modifications (if permitted) and car/gate access should be carefully aligned with the available parking spaces on the road to ensure that no more than one parking space is lost (i.e. if the entrance is positioned half way along an existing parking place then at least two parking spaces would be lost negating any benefit of having a garage on the plans). Even then, vehicles entering the property would need to reverse in (there is no space to turn round) and when leaving would be joining a main road with restricted visibility. The garage design is impractical except for the smallest of vehicles. These plans do not include dimensions as per the original application however assuming there have been no significant changes to the overall floor plans, a garage of 4.5m width will accommodate two cars however what the plan does not show is that in order to fit two average sized family vehicles, one would need to be parked so close to a wall that the side panels would be almost touching the wall, the wing mirrors would have to be folded and the second parked so close to the first that it would be impossible for anyone to walk between them. Even then, exiting and entering the</p>	

impossible for anyone to walk between them. Even then, exiting and entering the second vehicle would be a challenge for all except the smallest of drivers.

The front driveway has been modified from the previous plans and is now only suitable for one vehicle. With a car parked on the driveway, there would be limited access to the front entrance and to the rear of the property in case of an emergency.

Wheelie bin provision

The bin collection route states that the bins are to be stored within the garage. This in turn will limit the space within the garage even more making it almost impossible to keep both bins and cars inside.

Appearance

This is the third set of plans that the developer has submitted. The original application specified stone walls throughout and even though the building materials would have been modern it was broadly in keeping with the rest of the neighbourhood.

The second plan was for a stone frontage with the rest of the building being white render which would have been completely out of character with the neighbourhood. The developer has now revised this again but still the rear and part of the sides is rendered.

None of the surrounding buildings are rendered and the plans should be revised to use stone on all the outside walls as per the original documents.

Privacy

In order to maintain the privacy of both the two existing properties and the new development, all the windows on both side elevations of the new property should be fitted with obscure glass.

Access during development

The developers have recently cleared the site and have illegally gained access across the rear of 152. On many levels, this cannot be allowed to continue.

The back lane is for access to the rear of numbers 152 to 166 and to holders of current leases of the garage spaces only. This is stipulated in the deeds of these properties. It is unsuitable for any construction traffic to use and there is no direct access to the site from the lane.

Effect on neighbouring property foundations

The excavation and foundations of the new development will be less than two meters from number 148. 148 is a 1900's stone built property which does not have the benefit of modern construction techniques and foundations.

Removing substantial amounts of earth along even a short length of the property without suitable reinforcement or retaining walls in place may cause subsidence issues.

There is also no mention in the plans of any measures being taken to support the ground or the garage at the side of 152 whose outer walls lie on the boundary line.

Ecology

The application states that there are no trees on the site. There were trees on the site which had nesting birds in them but the developers have recently felled everything and cleared the site.

The garden provision on the previous application only showed an area at the rear of the property which was approximately one fifth of the current plot resulting in a significant loss of 'green space'. This latest plan simply shows the previously flagged areas as being grass. This is impractical and will almost inevitably vanish once the property is occupied.

With regard to the new trees shown on the rear of the plan, if they are indeed planted where shown they will ultimately block the sunlight and shade the garden of 148.

The Climate Change Statement states that earth will be utilised as part of the landscape however the sheer volume of earth which will need to be removed to form the garage/entrance hall and the foundations of the building will exceed that which could possibly be reused many fold.

It is my belief that these plans are unsuitable for the site and for the area generally and I would ask that the Planning Department decline to approve them.