



The comments in this section are in support of this application.

I have reviewed the comments raised by the member of the public. Although there are 2 objections, I would like to make the planning aware this is the same person raising his objection on two separate occasions.

As you can see the property is situated on the main road, leading into Heckmondwike Town Centre. The property is in need of extreme modernisation, the property is too large just to be a retail shop, the proposed development is much needed in this area, due to the current housing crises. The plans are similar to the local area, the retail shops all have living accommodation above them.

There are retail shops all along Market Street and Westgate with a commercial and domestic element to them, all of these properties have living accommodation above and some in the basement.

In terms of the concerns raised by the freeholder of the neighbouring property, (not the business user) it is absurd to suggest there are any safeguarding issues granting this planning application, the existing flat is already located at the top floor of the building which overlooks the nursery, and has been there well before the nursery was established. There are hundreds of schools throughout the country, where residential properties are situated next to schools and nursery's.

Similarly, terraced houses are the same overlooking neighbouring properties.

The building outer structure in terms of the existing windows and doors has never been changed and this objection has no merit.

The owner of the nursery, who has raised two objections to this application also resides at the same street, he himself has a takeaway and resides at the top floor of the business, the planning application is in line with all the neighbouring properties and will not cause any prejudice to the area.

The building needs a complete redevelopment and a need for more small flats to accommodate the housing crises.

Furthermore, a previous application was approved for this site - 2000/60/93461/E5

The objections also mention the garage and access, but no objections have been raised by the neighbouring property and we have a good relationship with the owner, who does not operate in salvage vehicles or any type of salvage. The information provided is false and has no merit to this application.

The objection mentions a refused application, this application was for a large commercial property on Beck Lane which is a commercial area with no domestic properties and this was in 2010.

This development is in line with the existing developments and trust this will be approved.