

About the application

Application number: 2023/91803	
What is the application for?:	Erection of detached dwelling (modified proposal)
Address of the site or building:	410, Birkby Road, Birkby, Huddersfield, HD2 2DN
Postcode:	HD2 2DN

User comments

Type of comment: A general comment	
Do you wish your comments to be published on the website anonymously?	Yes
<p>This planning application, whilst under a new reference as a new application, is exactly the same as 2023/91160, which was shown on the planning portal under 412 Birkby Road. Therefore, our previous comments relating to the earlier reference number still apply.</p> <p>Since the approval was given to demolish a house and a bungalow and build two very large houses in 2021, there have been 4 further applications including variations and additions to habitable space and the creation of another house from the garage. 410 is already a very large house, but the design and access statement says there is no suitable space for a prayer room. However extra habitable space has already been created by approved applications to change the integral double garage into a second entertainment suite and to add a second floor to the house to create another bathroom and a large games room. Adding yet more building to these large houses (410 and 412) could make the plot overdeveloped.</p> <p>The current plans do not show the additional 2nd floor approved in September 2022. This is perhaps misleading as the actual amount of living space already available, before the extension in the current application, is not shown.</p> <p>Ever changing plans to amend and add to this site will inevitably extend the building work which has been ongoing since October 2021, making it very difficult for neighbours who have to live next to the site.</p>	