

About the application

Application number: 2023/91893	
What is the application for?:	Removal of existing garage and link structure and erection of two and a half sto
Address of the site or building:	78, Marsden Lane, Marsden, Huddersfield, HD7 6AF
Postcode:	HD7 6AF

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>There are a number of trees that form the boundary between 78 Marsden Lane (the applicant's property) and 76 Marsden Lane (the adjoining property). Contrary to the planning application the trees have been pruned on the side of the applicant's property. Footings have already been excavated and some cement has been added. Some of the footings are 40cm from the trunks of the trees and 170cm from the outside wall of the adjoining property. According to The Party Wall Act, the minimum distance between the applicant's footings and the adjoining property should be no less than 3 metres. We regard the current situation as having the potential to disrupt the integrity of the outside wall of 76 Marsden Lane and to cause damage to the trees on the boundary line. We cannot see how building work, particularly on the proposed garage, can take place without some damage to the trees. The planning application states that the plan 181-23-PLO1_A shows the position of the trees. This is not the case.</p> <p>The proposed building work is so close to the trees that the structure may be affected by the trees taking moisture from the ground which, according to guidance from NHBC, can 'cause significant changes resulting in ground movement. This has the potential to affect foundations and damage the supported structure'.</p> <p>There is some concern that the south west facing windows of the proposed structure may interfere with the privacy of the adjoining property. It is not clear from the plans whether overlook will be prevented by frosted panes.</p> <p>In terms of the building work, the drive that serves 78 and 76 Marsden Lane is owned by the applicant, however, it must remain clear at all times. This is very important at this current time as access has to be ensured for medical reasons. Parking on Marsden Lane is no longer possible as double yellow lines have recently put in place from Plains Lane to Sparth Reservoir.</p> <p>Despite construction having already started without consent and no notice of the full extent of the plans being discussed, we fully understand the need for the applicant to improve his property. However, the close proximity to our trees is a concern as stated above.</p>	