

Birkenshaw  
BD11 2JX

**Kirklees Council Planning and Development Service**

PO Box 1720  
Huddersfield  
HD1 9EL

10<sup>th</sup> August 2023

Dear Case Officer,

**OBJECTION TO APPLICATION : 2023/91896**

I am writing to object to the planning application reference 2023/91896 for the change of use from a 3-bedroom dwelling to a day nursery at Poplar House, 35 Old Lane.

I write in connection with the application, having examined the plans thoroughly and living across from the site on which this application relates for over 30 years. I object to the proposed change of use based in this location on the following grounds and Material Considerations:

**1. Parking and Traffic -**

A key concern of this planning application is the limited parking spaces which would cause issue for the flow of traffic and risk highway safety for other road users.

There are 8 existing on-site parking spaces on a shared courtyard, with the application proposing no further spaces. These 8 spaces are used by all 4 properties that occupy the shared courtyard with Poplar House. Yet, the application proposes 4 full-time employees and 2 part-time employees (the full-time equivalent being 5 employees), this strongly indicates there will not be enough parking for the current residents of the other properties, the employees and those dropping / picking their children up from the nursery. Thus, Old Lane is likely to be used for parking. This is a serious concern given the nature of the locality. Old Lane is an extremely busy road and is a local bus route connecting surrounding areas including Bradford, Cleckheaton and Dewsbury. These buses are frequent, especially during typical day nursery opening hours, which can cause congestions. For example, it is common to see a bus struggling to get along Old Lane due to the amount of already double-parked cars. This issue will be exacerbated by increasing the volume of cars requiring parking on the road beyond its capacity, which I believe this application will have this affect.

Furthermore, the increase in traffic and cars parked on Old Lane is a major concern and risk of highway safety for other road users. Old Lane is a main school run used by children from Birkenshaw CE Primary School and BBG Academy. Given the issues outlined above regarding the lack of parking, I foresee this to be a serious concern and risk of life for those children using the road and pavements where the increased parking would occur, particularly when cars are double-parked. The area surrounding Poplar House is particularly ill-suited to increased cars parking on the road as it is situated at the brow of an incline, with limited restricted view, and directly adjacent to a corner junction. Increased parked cars in the area surrounding Poplar House will dangerously limit the view for those pulling out from the corner junction or waiting to pass, as will be the case where parked cars block the full use of the road.

## **2. No Outdoor Space -**

Another objection is the dwelling's unsuitability to be used as a day nursery. The planning application does not indicate any outdoor space for the children to use. The only outdoor space is the shared courtyard which as I have outlined above is already at full capacity, even before any proposed changes. While this issue may be solved by revised proposals indicating an area of the courtyard to be used as outdoor space for the children, this would not remedy the fact that the location of the property is highly unsuitable to be used as outdoor space for children. There are no precautions in place to ensure the children are safe from the busy congested road which the property is situated on.

## **3. Noise and Disturbance -**

A third concern relates to the increase of noise from the proposed day nursery within the nature of the locality. As this is a residential area where many of the residents work from home during the day, including myself, it is objectionable to increase the level of noise and disturbance coming from the property. This will be particularly significant issue as this property is not situated off Old Lane, thus it is highly likely to affect many neighbours, not limited to myself.

I look forward to hearing the outcome of my objection and this application.

Yours faithfully,