

About the application

Application number: 2023/92409	
What is the application for?:	Demolition of garages/storage units and erection of detached dwelling
Address of the site or building:	garage site, off Bradley Road, Bradley, Huddersfield, HD2 1XD
Postcode:	WF17 9PH

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
I wish to lodge my objection to the request for planning detailed in application number 2023/62/92409W. The size of this proposed property is unsuitable for the size of the area and is definitely not within keeping with the properties around it, all of which are stone terraced houses. This dwelling will have a significant impact on the existing properties causing issues with light and privacy for the residents of both Upper Quarry Road & Bradley Road, some of which occupy back-to-back properties. The raised decking area is raised over 6ft and is overlooking both gardens and properties on Upper Quarry Road which again creates a loss of privacy to these properties. When planning was granted for the current development (Application Numbers 2016/60/91688/W & 2019/61/91707/W), the planning subcommittee noted that properties to be built in line with this application would be at least 21m from existing properties on both Upper Quarry Road & Bradley Road. The proposed property would be significantly closer. There are already problems leaving and entering Bradley Road from Upper Quarry Road and there has been numerous accidents in the past. Not all properties on Bradley Meadows are occupied and when this happens there will be even more vehicles entering and leaving Bradley Road from Bradley Meadows. A planning application was submitted 2017/60/93847/W which was refused. It was noted by Highways Development Management Officers "that 9 units are likely to be the most that can be considered acceptable here due to safety concerns", this now being Bradley Meadows which has 9 units built. There is now a double garage which has been built in the last 6 months and land further up this road is now being used for the storage of vehicles, again adding more vehicles accessing the already busy Bradley Road. You will be aware that plans have been agreed for a large development further up Bradley Road which will again increase the traffic on the local road which must be	

up Bradley Road which will again increase the traffic on the local road which must be taken into account.

Please also take into account that over the last 3 years work has been carried out at the new development (Bradley Meadows), local residents including myself have had constant dust and noise from this and to have another project on our doorstep is going to cause more distress to us residents.

I have lived in this area for a great number of years and bats have flown around this area for many years. I feel that a more in depth bat survey needs to be done.

There has been no mention about the culvert/stream that runs under Upper Quarry Road & across the back of these properties. Can this be further investigated as this has entered properties on Upper Quarry Road in the past.

Currently the existing garages support the garden of 14/16 Upper Quarry Road, which is higher than the land subject to this planning application. I have serious concerns that the garden may "fall away" if the garages are removed.

The plans that have been submitted are including land that does not belong to the landowner of this plot/proposed house. The plans /drawings have already had to be amended as they included the garage of 34 Bradley Road. The plans that are still online include land that belong to the owner of the Bradley Meadows Development, this means that the plans online for this proposed house must be inaccurate.