

Address: 19 Gatehead Bank Huddersfield HD7 6LE

About the application

Application number: 2023/92592	
What is the application for?:	Erection of detached dwelling
Address of the site or building:	Land off, Gate Head, Marsden, Huddersfield, HD7 6JR
Postcode:	HD7 5TZ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

The Application form has numerous errors, namely:

Item 4: Postcode for Gatehead is HD7 6JR not HD7 6LE

Item 6 (and 9): references drawings 01, 02, 03 but actual drawings labelled S 01 A, S 02, S03

Item 10: Vehicle parking for 3 on application form but Design and Access statement states '3 no parking spaces are provided with scope for further visitor parking if needed'

Item 11: Sewage by mains sewer. Despite ticking Yes to the existing drainage system no details are provided in the box

Drawing S 01 A refers to Rev A 31/07/2023 Turning for car added. Eaves lifted.

Are these changes reflected on the other drawings?

Roof level for proposed dwelling is around 237 according to Existing cross section A on elevation while roof level of 53 Gatehead is 234.76 over 2m difference and not as stated on D&A Statement 3.1 (new dwelling is similar to that of 53)

Proposed layouts and elevations: S 02

Proximity of proposed dwelling to existing properties. Dormer windows on south west facing elevation is clearly above wall and overlooking gardens of 17 and 19 Gatehead Bank.

LGF FFL (lower ground floor final floor level) on S 03 says 226.55 and GF FFL (ground floor final floor level) on S 03 says 229.15. Yet on S 01 A the levels on existing cross section shows LGF FFL at 227.5 and GF FFL above 230

Drawing S 03 – LGF of 226.55m with sewage / drains below this level needs to connect to existing sewer pipe (closest is Gatehead at 226-227m so would need to flow uphill)

Existing fence listed on lower side of proposed property does not exist.

Existing retaining wall is illustrated as around 10-12m long but only visible is 2-3m

Climate change Statement has the postcode down as HD7 6LE (it should be HD7 6JR as per the Notice sent out by Kirklees)

Sewage management – My understanding is that the main drain for Gatehead runs down the rear of the properties and is by my reckoning higher than the proposed ground floor W/C kitchen. Photographs 7 & 8 clearly show the rear gardens of Gatehead are higher elevation than the proposed dwelling LGF. Is this why the box on application form is blank? Access to the sewer further down the field would likely result in additional flooding issues to the properties on Stubbin Road.

The proposed dwelling is on part of a brown field site (though disputable) as it was previously used as a greenhouse over 40 years ago, but nothing standing there in the last 40 years. The footprint of the greenhouse measures approx. 10m x 2m and is not covered by the new proposed dwelling.

Cows and sheep have grazed in this field for the last 40 years that I am aware of.