

Address: 17 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

I object for the following reasons:

There have been no changes to the situation since planning was rejected on the site in 2007 and those points still apply today.

In addition, I have the following points to add:

Drainage:

Surface run off from the concrete slab and roof will be significant and there is no consideration of the impact of this on other nearby properties. No mitigations have been included within the plans. In addition to the house there are plans for a large patio area which will also increase the run-off along with a vast expanse of tarmac. It can be seen in the documents provided that there is a boggy area at the bottom of the field but no surveys have been conducted and submitted to show the impact of the water and flooding.

There is no consideration of sewerage options. No plans are included within the application. included the extra demand on the drains. There have been prior sewerage problems on Gatehead and on Gatehead Bank and this property could add to these issues. Full visibility as to how the property is going to be connected to the mains sewers should be provided for consideration prior to plans being approved.

Proximity to a local highway

When we were applying for our build we were aware of a restriction on building within 7.5m of the bridleway and this build is considerably closer. On previous applications the footpath has been classified as a bridleway and this needs to be noted, considered and amended.

The plans

There are a number of windows facing into the gardens and properties of numbers 17 and 19 Gatehead Bank impacting on privacy and there are no mitigations. The dormer windows are of a height which would provide full visibility into the properties and compromise privacy.

There is waste bin storage included within the plans. Is this a permanent structure?

There are no plans included as to what this will look like nor the scale of the structure.

There is no bathroom?

There are also a number of inconsistencies between the drawings submitted including the height of the floor levels.

The property does not use or go near the footings of the old greenhouse.

The building is not in keeping with other properties on Gatehead and is 2m higher than other properties.

Safety

The gradient of the drive into the property and the old existing wall which goes along the bridleway will mean that visibility when exiting the drive will be difficult and there are therefore safety concerns for the large numbers of walkers and children who walk and play along this path.