About the application

Application number: 2023/92933	
What is the application for?:	Demolition of existing dwelling and erection of replacement detached dwelling wi
Address of the site or building:	6, Inglewood Avenue, Birkby, Huddersfield, HD2 2DS
Postcode:	HD2 2DS

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

If we could have, we would have discussed the application with the owners of the property, but they are not living there so we called the architects and managed to speak to Jake a few days ago who knew something about the plans. He said that the lead architect would call back (George) but he has not done so before we need to leave on a holiday. Hence, we were hoping to be able to get comfort on some of the points raised below and not raise them here but despite our best efforts we were not able to do so.

We think the proposed development looks really nice for the new owners once completed and we are generally supportive of the development. However, have questions/concerns about three areas – privacy, water drainage and the process. We also are very environmentally conscious and have seen recent press coverage criticising the carbon impact of demolition and new build projects. Also other developments in the area seem to have been restricted to the existing footprint and use the existing foundations and walls, including a property opposite No.6 where the property was much more severely dilapidated. However, this is just a comment and not an area we have any expertise in.

We are concerned about privacy and being overlooked. We understand that the plans envisage the building to be higher than the current house and to extend well down the garden and much nearer to our property. Our bungalow is at a much lower elevation and has large windows and we are concerned that the windows in the rear right upper floor bedroom on the plans and perhaps even the windows on that floor on the side of the house, will look down and into our living area and into our main bedroom. If the windows in that bedroom were to be further to the left and just face down the garden and not be on both sides of the corner, whilst not ideal, this might solve this issue? We may be able to obscure views from the other side windows with further tree planting.

The plans note a pond (which is not in use at the moment) but do not make reference the stream that runs through the bottom of the garden. This stream feeds a pond behind our house then goes under our house and feeds our series of five ponds with fresh, running water before running into a large pond at No.4 and onwards downstream. We have fish and thriving wildlife in our ponds and are concerned that during demolition and construction, waste and chemicals could leach into the stream and damage the delicate ecosystem and that silt could block the pipes under our

and damage the delicate ecosystem and that silt could block the pipes under our house. Also, we are concerned about how the stream with be managed on and on-going basis to avoid blockages and flooding. From the brief discussion with Jake at the architects, he ensured us that the plan was to enclose the stream in a pipe with access at both ends to allow clearance if the pipe becomes blocked and that reputable builders would be used to ensure that no contamination occurred during the project. However, it would be helpful if this could be codified in the plans.

We also commented to Jake about the quite significant sloping at the front of the property where much of the area is planned to be concreted and again Jake assured us that appropriate drainage would be included in the plans to ensure this drained away within the grounds of the property and not result in any flow into our adjacent land.

Our third and final concern is the noise, dust during and the length of the project. We have lived for the past eight years through constant building work and understand that the project will take 12 months o complete after the demolition has occurred. Some of the builders on nearby projects have not been considerate and have worked well into evening and at the weekends, causing much noise and disturbance to us and other neighbours. We will be even more affected by noise and dust on this adjacent development and our request is that the builders engaged are “considerate constructors” with reasonable working hours midweek (not in the evenings) and do not work on Saturday afternoons, Sundays or Bank Holidays. Again, Jake assured us that the builders they work with do follow these guidelines, but it would be good to formally receive those assurances. He also noted that the noisy period of construction should be “only” four months, with a lot of offsite fabrication and interior work. We would be happy to liaise with the builders on site to try to be out or absent during periods of intense noise.

Hence, assuming the assurances received from the architect can be relied upon, there is only one item we object to which is the plan to have windows in one bedroom overlooking our property and therefore impacting our privacy.

We would be happy to discuss these matters with anyone wishes to engage with us.