

Address: 23 Low Town Huddersfield HD8 0SB

About the application

Application number: 2023/93693	
What is the application for?:	Change of use of warehouse to dwelling and erection of extension and alterations
Address of the site or building:	19-21, Low Town, Kirkburton, Huddersfield, HD8 0SB
Postcode:	

User comments

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

We're generally supportive of the proposed development into a residential dwelling, with the exception of one detail in the design, which would result in loss of amenity, serious loss of privacy, overlooking & increased noise which would seriously impact the enjoyment of our property.

The proposed design retains the existing doorway on the south side at the top of the external steps. This door was necessary for the original use of the baths, a use which ceased circa 1950, when the building was converted into a warehouse. We understand the use as a warehouse ceased in the early 1970's, and it's been empty ever since. Residents of the cottages accessed the property from an external door on the north side, situated in the garden of the cottages. As such the door on the south side has not been used as a regular access point in over 50 years.

The proposed change of use to a residential dwelling would allow residents & visitors to use the existing door to access the property. This would require residents to enter through our gate into our outside space and cross our patio area to get to the external steps that lead to the doorway. Residents could also use the steps and space at the top of the steps to sit. If the property was used as a residential dwelling, this could take place at any time of day or night and at weekends.

The majority of our outside space is the area at the foot of the external steps. It is where we spend the majority of our time outside, where our children play and where we eat during the spring and summer months. Given the change of use to a residential dwelling, residents accessing the property through that door would result in overlooking, increased noise levels, loss of amenity and loss of privacy, which would create a material change in the enjoyment of our property.

The proposed designs introduce a new main entrance door to the front of the property and patio doors and escape windows to the northside, meaning there is no material need for the retention of the existing southside doorway, which becomes inappropriate for residential use, given it can only be accessed via our property. We have raised this issue with the developers and have had positive discussions on addressing the issue, with the impact on our privacy being acknowledged.

We are supportive of the development in principle but must object to the impact on our privacy of retaining the now unnecessary existing doorway to the south side. Our preference would be for the development to go ahead, but with the removal of the existing southside doorway at the top of the steps. This would allow for all of the positive elements of this proposal to be realised, Without the resulting invasion of privacy and reduction in amenity for us.

The Bath House
23 Low Town
Kirkburton
HD8 0SB