

## **Comments on Planning Application 2023/61/93714/E 1**

**Application number 2023/61/93714/E Location Land off, Cumberworth Lane, Denby Dale, Huddersfield, HD8 8RU**

**Description / Development Reserved Matters application (including the consideration of access, appearance, landscaping layout, and scale) for the erection of 10 dwellings pursuant to outline permission 2019/93906 for erection of residential development up to 10 dwellings, and discharge of condition 20 (waste arrangements)**

As a regular visitor to Denby Dale and Cruck Cottage (for more than 12 years) I would like to lodge my objection to these plans and share my concerns.

### **Access and Parking**

Access to the site and development is via a narrow unadopted road, maintenance of which is the responsibility of a few houses that adjoin the road. The developer has stated that they will construct this road to adoptable standards, but previous planning documentation indicates that this may not be achievable. Do the current plans for the development of the unadopted road meet adoptable standards?

If unadopted who will cover the cost of maintaining a road that now has a significant increase in traffic? This being construction vehicles, cars belonging to the 10 new houses, visitors to 10 new houses, delivery vehicles, services vehicles and the refuse collection vehicle.

During construction it is not inconceivable to expect damage to the road due to the heavy duty vehicles involved. Who is responsible for repair to ensure existing residents that use the road are able to continue to do so without damage to vehicles or injury to persons, and without liability for any repair?

Residents adjoining the road have benefited from responsible parking on the unadopted road, (in the case of Cruck Cottage this has been for 26 years) for residents, visitors, delivery/service vehicles and more recently carers. How can this right be safely continued if the road is going to be used for construction vehicles and pedestrian and vehicle access to 10 properties?

Kirklees Waste Collection Authority have responded to the planning application stating that if the road is not made up to adoptable standard, they will be unable to access the development with refuse collection vehicles and additionally would not be able to access it if there is a phased release and construction is ongoing. I would like to reiterate their question and ask if either or both scenarios happened where would be the safe location for collection of the bins.

Residents at Cruck Cottage have refuse bins collected from the end of the road by Cumberworth Lane. The refuse collection vehicle does not currently access the lane.

The development has provided some of the required parking space as garages. It is well known that garages are not usually used as such. This may lead to resident parking in visitor spaces, add this to the fact that to allow refuse collection vehicles access to the development there is likely to be a need for parking restrictions. I am concerned that parking will be a problem and may lead to added

pressure on parking in the access road or indeed on Cumberworth Lane. Cumberworth Lane has a high volume of traffic and along with the bus stop I would be concerned about reduced visibility on this road and the potential for accidents.

### **Flood Risk**

The undermined field that the proposed development is to be built on is a natural way to absorb water, particularly as there is a development proposed in the field above. What measures are being put in place to avoid run off water / flooding impacting on the houses below the development. I understand that flooding has been a problem in Denby Dale and is of grave concern to residents. Especially when repeated flooding can lead to problems obtaining insurance.

### **Cruck Cottage**

Cruck Cottage is a single story building, the original part of which is the oldest house in Denby Dale. It has been extended with careful consideration of its age and style so as to be in keeping with the original cottage. Units 3 and 4 which are proposed to be located next to it will dwarf the cottage as they are 3 storeys high and in very close proximity to the boundary of the property.

The living room of Cruck Cottage has one window to allow light in, which is on the east side and would be significantly impacted by the building of a 3 storey house in such close proximity. The property has enjoyed the right to this light for 34 years (since extended) and 26 years by the current residents.

Additionally Unit 3 has a balcony which would offer a line of sight directly into the private garden, conservatory and living room.

To build the development it will be necessary to excavate the land adjacent to the boundary of Cruck Cottages. What measures will be put in place to ensure that the boundary fence and indeed the garden is not damaged by such excavation?

In order to develop the land there will be significant dust and dirt that will go onto the properties adjacent to the development including Cruck Cottage which has an established garden next to the proposed development and next to the access road. What precautions will be put in place to enable the long term residents to continue the enjoyment of the outdoors during construction of the development without risk of dirt and dust, as they enjoy sitting in their established gardens.