
From:**Sent:** Thursday, March 7, 2024 2:36 PM**To:** DCAdmin <DC.Admin@kirklees.gov.uk>**Cc:**

Cllr Tim Bamford

<Tim.Bamford@kirklees.gov.uk>**Subject:** Objection Application No. 2024/62/90275/E Development at 11 Station Road, Skelmanthorpe**Importance:** High

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For the Attention of Elenya Jackson

Dear Ms. Jackson,

I have been asked to write to you on behalf of Upper Dearne Valley Environmental Trust (UDVET) with a strong objection against the above proposal on the following grounds:-

- It represents over-development of what is a small garden area. The plans and photographs submitted are deceptive.
- No.11 Station Road (i.e. Quarry House which was the former quarryman's house) is orientated to face southwards down Station Road – the proposed property is too close and will obstruct not only light but have its entrance directly in front of the windows of a historic house.
- It appears not meet the required distances from the adjoining property i.e. No. 7 Station Road and the positioning of No.7 relative to boundary appears inaccurate.

- The western boundary of the property ends in a steep banking sloping down into Holly Tree Grange. There is a garage at its base and part of this banking is supported by gabions. To construct a house with a basement risks creating instability.
- There is no room to manoeuvre and park three vehicles on this small piece of land if the proposed property is built.

What is really needed is the full and sympathetic refurbishment and restoration of 11 Station Road (Quarry House) which is empty and in a dilapidated condition plus its small garden area. This work should include the construction of an off-road parking apron so that when the house is reoccupied, the new residents do not contribute to the current, considerable problems of on-road and on-pavement parking in the area.

It is absolutely essential a site inspection visit is made to view the property both from Station Road and within Holly Tree Grange (the latter will need to be organised via the owner of No.7 as it is a gated community with a pass code).

We trust this application will be refused.

Yours sincerely,

Secretary
Upper Dearne Valley Environmental Trust (UDVET)
Reg. Charity 1157514