

## About the application

Application number: 2024/90461	
What is the application for?:	Erection of detached dwelling with detached garage
Address of the site or building:	Land at Occupation Road, Off Birkby Road, Birkby, Huddersfield, HD2 2ES
Postcode:	HD3 4EY

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	<input checked="" type="checkbox"/> Yes
<p>To Whom It May Concern,</p> <p>I am writing to formally object to the planning application submitted for the construction of a house and garage at the bottom of my drive, adjacent to Birkby Road. Several critical issues arise from this proposed development, each of which warrants careful consideration before any decision is made.</p> <p>First and foremost, I must address the matter of access. The start of my drive, which directly abuts the land in question, serves as a public right of way. The proposed plans indicate works to be carried out in this area, raising concerns about my access to my property during construction. As this is the sole means of access to my residence, any disruption to this route would significantly impede my ability to come and go from my home. It is imperative that alternative arrangements be made to ensure unimpeded access for myself and my family throughout the duration of the construction process.</p> <p>Additionally, the plans provided mistakenly identify portions of the land as belonging to the applicant when, in fact, they are rightfully owned by myself. This discrepancy must be rectified to accurately reflect the property boundaries and ensure that my rights as a landowner are upheld.</p> <p>Furthermore, I must express my dismay over the irreversible ecological damage already inflicted by the applicant. The unauthorized felling of trees on the site has had a detrimental impact on local wildlife, a matter which I have previously brought to the attention of the council. Any further development in this area must be approached with extreme caution to mitigate further harm to the ecosystem. Therefore, I urge the council to conduct a thorough ecological assessment, including an examination of the impact on existing habitats such as my pond, which is home to protected species including newts.</p> <p>In addition to ecological concerns, there are practical implications to consider. The proposed construction will undoubtedly disrupt utility services running down the drive, affecting not only my household but also neighboring properties. Without detailed</p>	

affecting not only my household but also neighboring properties. Without detailed drainage plans, there is a risk of exacerbating drainage issues in the area, which must be addressed prior to any construction commencing.

Moreover, the proposed development poses a significant intrusion on my privacy. The proximity of the new house and garage will undoubtedly compromise the tranquility of my home and garden, impacting the wellbeing of my family.

Lastly, I must raise concerns regarding the potential noise and dust pollution during construction, which could further disrupt the delicate ecological balance of the area. An assessment of these factors, along with measures to mitigate their impact, is essential to safeguard both the environment and the wellbeing of residents.

In conclusion, I respectfully request that the council thoroughly assess and address each of these concerns before reaching a decision on the planning application. It is imperative that the proposed development is conducted in a manner that prioritizes the preservation of the local environment and the rights and wellbeing of residents.

Thank you for considering my objections.