About the application

Application number: 2024/90471	
What is the application for?:	Alterations to convert former club to 7 flats
Address of the site or building:	Marsh Conservative Club, Abb Street, Marsh, Huddersfield, HD1 4PB
Postcode:	HD3 3SE

User comments

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

I have lived close to Marsh Conservative Club for 50 years. I am not against a change of use for the building, but I do object to its conversion into 7 flats. This seems more like a plan to generate as much money as possible from the site than to provide decent housing in the area.

The proposals lack imagination or flair. The flats appear from the plans to be extremely small, probably only suitable for single occupants, and are awkwardly designed. In case of fire in the main stairwell, there seems no way to escape from flats 6 or 7 (apart of course by jumping out of a window!) as the existing fire escape is to be used to access flat 5. Noise from people living in the 7 flats will be a nuisance to those living nearby. The plans show a small bin area, but if each flat has a grey bin and a green bin a larger bin area will be required - or large communal bins will have to be provided.

Squeezing 7 flats into the existing building will require at least 7 parking spaces, otherwise some occupants' or visitors' cars will have to be parked on-street. The plan shows 4 car parking spaces at the back of the building but does not take into account how those spaces will be accessed. The uneven path from Croft House Lane/Forrest Avenue to the building is encroached on by a fence and path which appears to belong to no. 1 Forrest Avenue and which does not appear on the plans. Access for emergency vehicles to the building will be restricted by cars parked nearby.

Very few of the terraced houses in the vicinity have garages, so car parking in Syringa Street, Abb Street, Forrest Avenue and Croft House Lane is already at saturation point. People understandably try to park in these streets so they can access the shops on Westbourne Road. From my house I frequently see collisions, near misses and angry arguments.

For 50 years I have used the path from Forrest Avenue to Abb Street, and know that it is also very frequently used by many people. It is not an official right of way, but local people would expect it to continue to be used as such.