

173, Longwood Road
Paddock
Huddersfield
HD3 4EH

26th April 2024

Kirklees Council Planning

Attention Case Officer Tom Hunt

Dear Sirs,

Objection to Planning Application 2024/62/90881/W

Applicant Longwood Management Company Ltd

I reside at the above address. I would like to refer you to the following documents labelled:-

- (A) HM Land Registry Title Plan YY22742
- (B) Title Register for YY18257 & attached Title Plan
- (C) Amended drawing of Plot 2 of the above application
- (D) Photograph of prescriptive right of access.

I am the owner of the freehold and property at 173, Longwood Road. In addition, I own the freehold and property thereon on the adjacent land as registered and shown on (A) above. On this land are garages and a workshop/storage facility. The Title Deed identifies the area in red. Because of the existing walls by the side of the pavements built at the same time as the properties and the slope of the land from the road, when the garage/buildings were erected back in the 1980's, the only access by vehicle was over a portion of the adjoining land to the East. There was no objection to this use from the land owners. To formalise my husband and I submitted to Land Registry an ST4 being a statement of truth for a prescriptive easement which was subsequently granted.

If I refer you to (B). On Entry Number 3 dated 2013-03-13. It confirms a right of way with or without vehicles, being confirmation of the Statement of Truth submitted 20th December 2013. The Title Plan indicates in blue an 'area' tinged in blue locating the easement. It of course on title plans does not indicate dimensions.

If you now look at (D). This is a photograph of a part of the property on the right being a brick pillar from which the boundary wall is built going south. Adjoining it are green gate doors being entrance to garages etc. (b) is land on the ownership of Title YY22742. That marked (a) is the area over which I have easement to enter into my

properties with vehicles. Please note the dropped kerb from the road built by Highways probably going back into the 20's or 30's.

Please now look at (C). This shows a part of the applicants submitted plan. On it we indicate in hatched red the land under title YY22742. It is 8.1 metre in width. This highlights first an error in the plan submitted to yourselves in that the corner of submitted drawing is a part of YY22742. If you look at the hatched area in green this is the prescriptive easement granted as aforementioned. Without the continued use of this area of land I will not be able to access vehicles in and out of my garage as I have done for at least the last 40 years.

May I now turn to the application form itself. Obviously because of the aforementioned information I have provided on page 2 under the heading, 'Existing Use', where the applicant states 'Vacant', this is not true because of prescriptive rights access.

Next under Biodiversity & Geological Conservation all the boxes have been ticked as 'NO'. This I do not think is correct as I and neighbours have very recently seen foxes with cubs, nesting birds including a pair of doves and bats which we believe may be roosting in the eaves of number

Under the heading 'Trees & Hedges' again the NO's have been ticked but I suspect there are hedges and trees with diameter's making them so.

With regard to parking being indicated on the plan I would point out that Longwood Road is a very busy arterial road leading to the motorway. All the housing along that stretch does in main not have garages and street parking on both sides of the road is inevitable. Subsequently two cars parked opposite each other means traffic constantly has to give way to oncoming. The development is likely to add up to four more vehicles using the road and I am concerned about their access in and out of the spaces allocated in front of the proposed development.

May I request that application 2024/90881 in its current form be refused and ask a revised application be submitted..

Yours Faithfully

P.S. ON THE ATTACHMENT "C" THE APPLICANT SEEMS TO HAVE INVENTED A PROPERTY NUMBER 171. THIS DOES NOT EXIST IN THE POSTAL SYSTEM !!



Search for land and property information

Title register for:

157 Longwood Road, Longwood, Huddersfield (HD3 4EH) (Freehold)

Title number: YY18257

Accessed on 22 April 2024 at 13:41:44

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number YY18257

Registered owners

151 Southfield Road, Huddersfield HD5 8UA

Last sold for £4,500 on 09 May 2013

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
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1	2013-05-10	WEST YORKSHIRE : KIRKLEES
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The Freehold land shown edged with red on the plan of the above title filed at the Registry and

being 157 Longwood Road, Longwood,
Huddersfield (HD3 4EH).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
1	2013-05-10	PROPRIETOR: _____ of 151 Southfield Road, Huddersfield HD5 8UA.
2	2013-05-10	The price stated to have been paid on 9 May 2013 was £4,500.
3	2013-06-25	The Transfer to the proprietor contains a covenant to observe and perform the covenants by the landlord contained in the lease referred to in the Schedule of Notices of Leases and of indemnity in respect thereof.

C: Charges Register

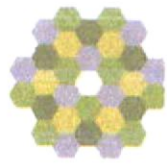
This register contains any charges and other matters that affect the land.

Class of Title: Title absolute

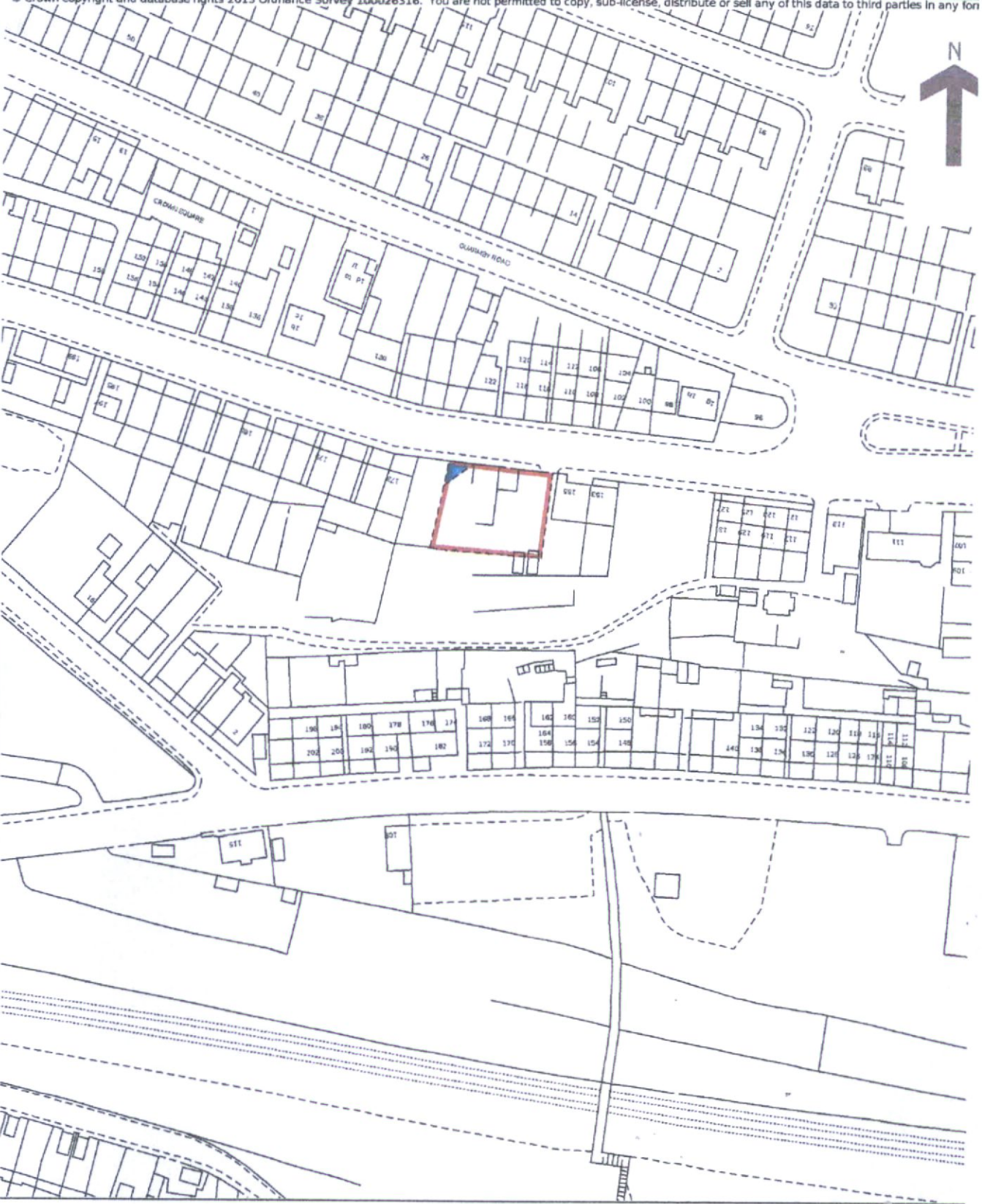
Entry number	Entry date	
1	2013-05-10	The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 14 March 1932 made between (1) Sir Joseph Edward Radcliffe and (2) Sir Emmanuel Hoyle:- "And Subject also to all rights of way light and

HM Land Registry Current title plan

Title number **YY18257**
Ordnance Survey map reference **SE1216SW**
Scale **1:1250**
Administrative area **West Yorkshire :**
Kirklees



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(C)



Red = TITLE 4422742
 Green = PRESCRIPTIVE EASEMENT
 REGISTERED 20/12/2013

SCALE (APROX)



1 SITE BLOCK PLAN AS PROPOSED
 SCALE 1:100



C