

Address: 10 Old Engine Close Mirfield WF14 0JF

About the application

Application number: 2024/91108	
What is the application for?:	Erection of 4 residential garages to serve nos 1-4 with associated external work
Address of the site or building:	Land at 1-4, Old Engine Close, Mirfield, WF14 0JF
Postcode:	WF14 8NA

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

REF: 2024/91108

10 Old Engine Close
Mirfield
WF14 0JF

We are opposed to the erection of four residential garages on Old Engine Close for the following reasons:

Fundamentally we understand that the proposed plans encroach onto our land, as identified by our HM Land Registry document (this is available upon request). Those accessing the garages would also be driving across our land to gain access.

The garages will also cause a reduction of our turning space and impact on our manoeuvrability on our own driveway.

Because of their location, and proximity to numbers 9-11 in particular, our privacy will be severely compromised due to the proximity of the garages to our home.

Providing additional car parking to this development contradicts policy LP22 of the Local Plan, which states car parking should be kept to a minimum. We do not believe there is a need for the garages given the development was built many years ago. Those who live at numbers 1-4 already have parking spaces in front of their own home, while there is an underused lay-by much closer to their home than to where these garages are intended - at the other end of the street directly in front of our house at number 10. numbers 1 to 4 many years ago without garages so it is clearly . These points indicate that these properties which the garages are intended to serve have no need for additional parking. We'd also like to confirm there is adequate public transport in the area.

This does not comply with policy LP24 of the Local Plan, with the form, scale and layout of the proposal not reflecting the area, and with the natural environment being impaired. The garages would fail to sympathetically relate to the existing development and will eliminate the only green space on Old Engine Close. This lack of biodiversity, coupled with recent developments in the local area, including at the back of our home, have already reduced green space and is becoming a concern. This development will be immensely unsightly, ugly and overbearing, taking up valuable green space.

The noise during the construction work will also have a detrimental impact