About the application

Application number: 2024/91236	
What is the application for?:	Variation of condition 2 (plans) of previous permission 2020/93954 for erection
Address of the site or building:	Land at, Lingards Road, Slaithwaite, Huddersfield, HD7 5HY
Postcode:	HD7 5AL

User comments

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

I have previously objected to this planning application. This application only relates to plot numbers 23, 34 and 35 but it is appears intended to set a precedent for all other plots accessed directly from Lingards Road. In fact drawing number E19/7567/001-03 actually shows part of a proposed car port on plot number 36. The applicant should submit a variation covering all his intended plot variations facing on to Lingards Road, so that they can be considered as a whole. The submission of multiple variations is prolonging the design of the dwellings which delays the construction of the dwellings increasing the period that the residents are subjected to noise, dust, dirt on the roads, parking nuisances (in general failing to comply with their own Construction Environmental Management Plan, submitted to meet planning conditions) that the developer is failing to control.

The applicant has submitted amended plans which appear to now omit the proposed “car ports” and replace them with open parking spaces for three cars at each property. However the plans showing car ports have not been deleted, or marked as superseded. This lack of clarity without substantiation is confusing and leads to the question - Which plans are actually up for consideration?

I object to the reduction in soft landscaping between the new properties and Lingards Road will have a catastrophic effect on the streetscape and on existing residents.

The proposed new car parking arrangements in front of the new dwellings conflict sharply with the landscaping masterplan (R-2646-1E) which formed part of the original planning approval in October 2023. In our view that original site layout and landscaping masterplan gave less than adequate consideration to the impact of the development on Lingards Road and on existing residents on Lingards Road, the adverse impact would be be further exacerbated by virtual elimination of the “soft landscaped front gardens” in favour of hard landscaping and car parking across the whole of the new property frontage. A single hedge line along the boundary with Lingards Road is grossly insufficient in landscaping terms and will conflict sharply with the soft landscaping on the other (existing) side of Lingards Road.

The developer wishes to eliminate the internal garages, to increase internal floor space and increase profits, it must not be done at the expense of the soft landscaping adjoining Lingards Road.