About the application

Application number: 2024/91673	
What is the application for?:	Variation of condition 2 (plans) on previous permission 2023/91327 for erection
Address of the site or building:	Land adjacent to, 152 , Somerset Road, Almondbury, Huddersfield, HD5 8HY
Postcode:	HD3 3AN

User comments

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

These comments should be read in conjunction with those already raised against application numbers 2020/62/91049/W and 2023/62/91327/W

This application attempts to overturn the very explicit condition placed on the previous application, namely ‘The development hereby permitted shall be carried out in complete accordance with the plans and specifications listed in this decision notice’.

Modifying this condition overturns numerous issues addressed in the previous decision and the application should be rejected.

This application has:
reduced the garage to a single car width (despite the known issues regarding parking)
renamed bedroom 2 from the previous plan as a store (this will never be used as a store and will inevitably become an additional bedroom - a store does not need an external window)
introduced an ‘office’ room (likewise, this will almost certainly be used as yet another bedroom)

It seems that the developer wishes to build not a four bedroom property as per the previous application but in fact probably a six bedroom property with potentially eight or more occupants. No doubt Planning will dismiss this as yet another ‘civil’ matter however permitting this application will itself create those very same civil matters.

At what point do we stop ignoring the seemingly obvious, prevent those civil matters before they occur and consider the real impact that this will have on the area? Eight more people, eight more cars?

Planning have also previously dismissed comments regarding the property boundary however the councils own land assets records show that the boundary of the land in question stops short of the (councils own) garage plot at the rear of the property. My email to Planning dated 8/2/2024 clearly shows this.

The boundary line does not run up to the garage as shown but in fact continues in a straight line following the rear boundary of 152 and the other adjacent properties. There is a passage along the side of the garage which is not owned by the developer. This is required for both access to the garage and for maintenance.

If the developer has provided records which contradict this then the discrepancy should be investigated by the council because, as per my email, a mistake has presumably been made either within the Land Registry or the council.

There is no wheelie bin provision on these plans.