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

I am writing to formally object to the planning application for the construction of a new property on Somerset Road. My objection is based on the following points:

1. Previous Conditions Ignored:
The current application seeks to modify conditions explicitly outlined in the previous approvals (applications 2020/62/91049/W and 2023/62/91327/W). Specifically, the development was to be carried out in complete accordance with the original plans and specifications. Altering these conditions undermines the integrity of the original decision and should not be permitted.

2. Inadequate Parking Provision:
The application reduces the garage to a single car width despite known parking issues in the area. Additionally, the redesignation of bedroom 2 as a 'store' and the introduction of an 'office' – both likely to be used as additional bedrooms – indicates that the house could potentially accommodate up to eight people. This increase in occupancy will exacerbate the parking problem, as the property will require space for potentially eight cars, with no adequate on-street parking provision.

3. Boundary and Access Issues:
There are significant discrepancies regarding the property boundaries. According to the council's own land assets records and my email to Planning dated 8/2/2024, the boundary line does not extend to the council-owned garage plot at the rear. There is also an essential passage for garage access and maintenance that is not owned by the developer. This discrepancy must be investigated and resolved before any approval is granted.

4. Lack of Wheelie Bin Provision:
The plans fail to include any provision for wheelie bins. This omission is concerning, as it could lead to further clutter and inconvenience on the street.

5. Impact on Street Parking and Traffic:
The construction process will necessitate the removal of existing street parking spots

The construction process will necessitate the removal of existing street parking spots, further straining the already limited parking availability. Moreover, the construction will likely cause prolonged traffic disruption, affecting the daily lives of local residents.

6. Incompatibility with Local Architecture:
The proposed property does not align with the character of the existing Victorian terraced houses in the area. Maintaining the architectural integrity of our street is crucial, and the proposed design does not meet this requirement.

7. Inadequate Driveway and Access Plans:
The new drawings lack clarity regarding the driveway's location and width. The elevation drawing shows boundary lines but does not provide details about the dropped kerb width. This ambiguity was a major concern in the original application and remains unresolved.

In summary, the proposed changes in this application pose significant issues regarding parking, boundary discrepancies, lack of essential provisions, and architectural inconsistency. I urge the council to reject this application to preserve the safety, character, and quality of life in our community.