

From:
Sent: 21 August 2024 18:24
To: DCAdmin
Subject: Planning objection. 2024/92063

Categories:

Application No:2024/92063

45a, St Helen's Gate, Almondbury, Huddersfield

Conversion and extension of dwelling to form eight apartments (within a conservation area).

It with great concern that the above planning has been requested for approval, as a neighbour I, of 7 James Court, Almondbury, HD4 6SA appose for the following reasons:

1. Error on applications

- a) The drawings state North Elevation which is South Elevation and vice versa.
- b) The planning notice dated 04.08.24 was removed by the 07.08.24 and reappeared on the 08.08.24.

2. Loss of privacy

The size of the building and height would mean loss of privacy for surrounding properties.

3. Potential damage to a host building.

Building works of skips, large vehicles delivering construction materials will struggle on the road potentially causing damage to protected trees, walls, highways and the host building.

4. Negative effect on local amenities.

- a) The property is on a dangerous bend, with a narrow footpath all the way down for residents and school children at King James School more residential cars will be hazardous for school children and could result in a serious incident. Highway safety is a fundamental issue here.
- b) The proposed development may not provide sufficient parking. Kirklees council is already concerned regarding the parking in this area and risk this brings. Letters have been received to residents, stating double yellow lines are to be put on the road.

5. Detrimental effect on character of the local area.

- a) The houses in the area are all single dwelling and to increase a property from one dwelling to eight is not within the character of the area and will cause unnecessary traffic and parking issue on an already congested, country road. The parking shown on the plans will not be sufficient for the proposed properties and visitors.

b) Although there are large properties in the area, the size of the proposed extension on the size of the plot is out of keeping with other properties and would have a detrimental effect on the character of the local area.

c) There is a lack of need for a development of this type in the area.

6. Impact on Trees

The removal of trees to open up the site for development will take away from the beauty of the local area having an ecologically negative effect.

I have no doubt you will receive a large number of people opposing this application.