

7th October 2024

To whom it may concern

Your Ref: 2024/92442

Planning application for 87 Briarlyn Road, Birchencliffe, Huddersfield, HD3 3NW
Erection of two storey front and side extensions and single storey rear extensions

I am writing to raise some concerns and queries regarding the proposed planning application as referenced above. , and have been in residence since 1968. As such I witnessed the previous extension to the property which caused some consequences for myself and my late husband (who used to take care of such matters). The previous impact was damage caused to the boundary wall by unsuitable vehicles delivering and excavating, which I am concerned will be repeated, as in the Climate Change Statement it states “large deliveries will be placed”, suggesting unsuitable vehicles will be delivering up the driveway as per the previous occasion. A significant amount of building waste also landed on my property which damaged the brickwork, followed by the builders trying to rectify this using unsuitable methods causing further damage. Naturally this caused upheaval that I would not like repeating particularly now as having to cope with this on my own.

The previous building work was to extend at the back of the property and to build a large garage. The proposed plan in this new application nullifies this garage for vehicular use and in turn implies future parking problems on an already busy street. It also raises a concern that any future alterations might fall under the Permitted Development criteria rather than be put forward for further planning applications? Your consideration of this question and an answer would be much appreciated.

I have reviewed the Kirklees Council Supplementary Planning Document guidance for House Extensions and Alterations, and I would like some assurance that these plans meet with the following clauses in said document:

LP24 Design

- b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;
- c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;

Would the proposed plans fall under the requirements for the Party Wall Act 1996 for my property due to the closeness of the work to the boundary? If not, will Kirklees Council be able to provide a reason why this would not be the case? If my property did not apply to the Party Wall Act would 89 Briarlyn Road be applicable, and will Kirklees Council be informing the applicant of their requirements under said Act? One of my main concerns around the Party Wall Act is that some renovation work has been ongoing at the property since the early summer and quite often at unsociable hours.

In terms of building control, will this be performed by Kirklees Building Control, or will a private company be involved? There are doubts about the effectiveness of this situation in how it protects my interests especially with the often repeated commentary from Kirklees Council “Please note that there will be delays in processing these due to . . . limited staff resources.” In the event of private building control involvement, what are the reassurances that reliable procedures will be in place and that documentation would be accessible if problems arose at a later date? Would building control reports, irrespective of source, be available on the Kirklees Council website should issues arise for myself?

Inevitably, construction work will be disruptive and possibly hazardous. Such work in close proximity has consequences such as noise and air pollution. It is also likely there will be parked vehicles for each worker involved and delivery vehicles. What should I do if problems arise regarding working hours, Environmental Health, and/or unforeseen problems?

I look forward to your response.

Yours sincerely,