

Address: Wood View Farm Birkby Road Huddersfield HD2 2DN

### About the application

Application number: 2024/92647	
What is the application for?:	Erection of detached dwelling with detached garage
Address of the site or building:	Land at Occupation Lane, off Birkby Road, Huddersfield, HD2 2ES
Postcode:	HD3 4EY

### User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>Dear Planning Officer,</p> <p>I am writing to formally object to the planning application 2024/92647 for the proposed development on Occupation Road, off Birkby Road, Birkby, Huddersfield. As a resident and homeowner of Wood View Farm, I am deeply concerned about the significant negative impact this development will have on my property, the local environment, and the character of our community.</p> <p><b>Impact on Property Access and Boundaries</b></p> <p>The planning application inaccurately depicts the boundaries, suggesting that my driveway lies within the applicant's land. This is incorrect; my driveway is the only entrance to Wood View Farm, and the proposed development would obstruct my ability to access my property. As there is no alternative entry, this impact not only poses a practical obstruction but also raises serious concerns for safety and access.</p> <p><b>Loss of Privacy and Amenity</b></p> <p>The siting of the bungalow, as described in the proposal, encroaches upon the boundary of my property, which will drastically reduce the privacy I currently enjoy. The development involves the removal of mature trees that provide essential privacy and ecological balance in this already densely developed area. The unauthorised removal of some trees has already been carried out prior to the application, prompting a formal complaint from me, which highlights the applicant's disregard for local regulations and environmental considerations.</p> <p><b>Environmental and Wildlife Impact</b></p> <p>The proposed development will severely disrupt local wildlife habitats, which include various bird species, squirrels, foxes, and newts that I have observed in my garden pond. The loss of trees and green space, combined with increased construction activity, will disturb these habitats and threaten local biodiversity. This includes the protection of newts, which are a legally protected species in the UK.</p>	

The Kirklees Local Plan Policy LP30 mandates that developments avoid or mitigate harm to biodiversity and support local ecosystems. This proposal neither preserves existing habitats nor includes measures to minimise environmental impact, further demonstrating non-compliance with essential planning regulations.

#### Drainage and Flooding Risks

The proposed development is likely to exacerbate drainage issues in the area. Increased impermeable surfaces, such as new roofs, driveways, and roads, will reduce natural water absorption, leading to increased surface runoff and a higher risk of localised flooding. This development could potentially overwhelm existing drainage systems, particularly during heavy rainfall, and could alter natural water flow patterns, impacting neighbouring properties and local habitats, including my garden pond where protected newts reside.

This potential impact on drainage is a serious concern, as it may compromise both property safety and local ecological health, further contravening Kirklees Local Plan Policies LP24 and LP28, which require developments to mitigate flood risk and protect water quality.

#### Dust, Noise, and Construction Pollution

The construction activities associated with this development will likely generate significant dust and noise pollution, impacting the health and well-being of local residents. The presence of construction vehicles and machinery will not only increase air pollution from dust and diesel emissions but will also raise noise levels, particularly troubling given the close proximity of the development to my property and others. Such levels of pollution and disruption contravene Policy LP24(b) of the Kirklees Local Plan, which mandates high standards of amenity for residents.

#### Additional Construction Risks

The proposed siting of both the bungalow and garage, close to property boundaries, leaves inadequate space for essential construction equipment and activities. The lack of space for scaffolding, machinery, and vehicle movement will likely cause damage to boundary features, such as dry stone walls, and may lead to further trespass onto neighbouring properties. This impractical and constrained layout poses risks of physical damage and fails to respect the rights and amenity of neighbouring landowners.

#### Non-compliance with Local Character and Design Policies

The proposed development is incongruous with the existing character of the neighbourhood. Its design—a flat-roofed bungalow placed immediately adjacent to property boundaries—fails to integrate with the surrounding built environment or to maintain the area's aesthetic integrity. Such a design would contribute to a visually disruptive and cramped development, contravening Policy LP24(a) of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework. Additionally, the planned removal of the dry stone wall, a distinctive feature of the area, would further erode the unique character of our locality.

#### Conclusion

In summary, the proposed development poses unacceptable risks and impacts on my

property access, privacy, local ecology, drainage systems, and the character of the area. I strongly urge the Council to reject this application due to its non-compliance with essential planning policies, specifically Policies LP24(a), LP24(b), LP24(i), LP28, LP30, and LP33 of the Kirklees Local Plan, as well as national planning standards.

Thank you for considering my objections. I trust that Kirklees Council will uphold the integrity of local planning standards to protect our community and its residents.

Yours faithfully,