

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, Huddersfield. As a resident of Wood View Farm, I am concerned about the serious negative impact this development will have on my property, local biodiversity, and community character.</p> <p>Impact on Property Access and Boundaries The application incorrectly depicts my driveway as within the applicant's land, when in fact it is my only entry to Wood View Farm. The development will obstruct this essential access, raising significant safety and access concerns.</p> <p>Loss of Privacy and Amenity The proposed bungalow's siting encroaches on my boundary, undermining privacy, especially as mature trees providing natural screening are to be removed. Some unauthorised tree removal has already occurred, disregarding local regulations. This alteration to our landscape reduces privacy and ecological balance in an already built-up area.</p> <p>Environmental and Wildlife Impact The development disrupts habitats of local wildlife, including birds, squirrels, foxes, and protected Tree and habitat removal directly threaten local biodiversity, breaching Kirklees Local Plan Policy LP30, which requires development to avoid harm to biodiversity. The proposal does not provide measures to protect these habitats or mitigate environmental impact.</p> <p>Drainage and Flooding Risks Increased impermeable surfaces, such as roofs and driveways, will worsen drainage issues, increasing surface runoff and flood risks. Altered water flow patterns could affect neighbouring properties and wildlife habitats, contravening Policies LP24 and LP28, which require flood risk management and water quality protection.</p>	

LP28, which require flood risk management and water quality protection.

Dust, Noise, and Construction Pollution

Construction will generate dust and noise pollution, affecting residents' well-being. The influx of construction vehicles and machinery will raise noise levels and create air pollution near residential boundaries. This undermines Policy LP24(b) of the Kirklees Local Plan, which requires a high standard of amenity.

Non-compliance with Local Character

The proposed bungalow, with a flat roof and proximity to boundaries, is inconsistent with the area's character and visually disruptive. The design does not blend with local architecture and detracts from neighbourhood aesthetics, violating Policy LP24(a) and Chapter 12 of the National Planning Policy Framework. Furthermore, plans to remove a traditional dry stone wall undermine the area's unique character.

Conclusion

In summary, this proposal threatens property access, privacy, biodiversity, drainage, and local character, contravening Policies LP24, LP28, LP30, and LP33 of the Kirklees Local Plan. I urge the Council to reject the application to safeguard our community and uphold planning standards.

Thank you for considering my objections.