

Address: 1 Stainecross Avenue Huddersfield HD4 5HZ

About the application

Application number: 2024/92983	
What is the application for?:	Erection of detached garage (part retrospective)
Address of the site or building:	3, Stainecross Avenue, Crosland Moor, Huddersfield, HD4 5HZ
Postcode:	HD4 5HZ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
The building on the plan negatively impacts neighbouring buildings, it is the same shape as the current construction. Mr D. A. Shad used breeze blocks on the neighbours side and cementing on the neighbours side. In contrast he has used better bricks and cementing on his side. Also all sides of a relocated garage, that originally had a flat roof, were supposed to be the same quality and match the house, tiles and previous walls, it does not. Garage walls are supposed to be away from the shared boundary wall, as stated on the UK government website, so that in the future the garage building and roof can be serviced or repaired on that side without trespassing onto the neighbours side. Also gutters of roofs should not trespass boundary lines, they should be accessible on all sides on that side, it should have a flat roof. Therefore garage walls should have a accessible gap from the garage wall to the boundary wall. The proposed roof is because it would still trespass land boundaries. The height of this new building is because the dual pitch roof trespasses boundaries, legally only a flat roof would be kept within land boundaries. Therefore it is higher than a normal flat roof garage height, that is the only legal solution currently. A flat roof would comply with land boundary laws, at that location. Kirklees council inspectors , for building safety, & public safety, should often regularly inspect or check the quality of building work at 3 Stainecross Avenue because i has been erected there.	