

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 original garage was normally shaped, built with normal garage materials and was legally judicious. The original garage was there for more than 40 years and was installed by the previous owner of 3 Stainecross Avenue, this owner she was a nice elderly lady that would be if she could see that has occurred to her former garage & home. The new plan is almost the same as the previous refused plan, the new plan still allows construction. Remember the garage has been described previously by a building expert as: Firstly, this detached garage building has already been constructed without any planning permission. I have a number of concerns regarding this garage, the main concern being the actual safety of this building. The construction is of an extremely poor standard in all areas – a variety of brick types and breeze blocks have been used to construct the building. These are all of varying sizes and shapes and have been stuck together with grouting that is thick in some areas and barely there in others. There are huge gaps between the layers of bricks and nothing in the brickwork is level. There is no rendering on the building at all. The standard of brickwork on this garage would be dangerous for a garden wall, let alone an actual building. There are huge gaps between the brickwork and the roof, all of the roof joists are exposed and appear too long for the roof, they protrude on all sides from under the roof tiles. Long pieces of green fabric hang loosely from gaps between the roof and the brickwork. In a similar manner to the brickwork, the roof tiles have been attached in a haphazard manner, do not appear safely secured and the ridge tiles are of varying sizes and have been secured with grout which I can only describe as being flung on to the roof. The roof as whole appears extremely unsafe and does not appear to be secured to the building. I cannot imagine that any part of this building is in accordance with building regulations. It is certainly not watertight due to the huge gaps between the brickwork and the roof	

brickwork and the roof.

The building consists of a standard garage door, side door, double window and large set of patio doors. These doors and the window do not appear to have been safely fitted to the building with gaps around all of them and very poor grouting. The patio doors have a girder above them which is not level and appears to be fixed within the poor brickwork in a very unsafe manner.

Overall, the design, appearance and layout of this garage building is of a dangerous nature and creates an eyesore in the area for all neighbours. The building of this garage has caused noise, disturbance and has resulted in excess building materials and waste being burned in the garden including plastics and electrical wires being burned in the garden, including plastics and electrical wires which has resulted in terrible odour and toxic fumes being released into the atmosphere, again impacting upon neighbours. This continues on a regular basis.

The height and structure of the building imposes on the surrounding neighbours causing a lack of privacy due to now being overlooked by this imposing eyesore of a building.

I am also very concerned that there is no intention of using this building as a garage, rather a living space. I do not believe that a garage would consist of a side door, double window and large patio doors. A garage would also not be so large and built so high, it is almost the same height as the recently constructed extension on the main property. I am extremely concerned for anyone who would be entering or living in this space as the building is completely unsafe and is an accident waiting to happen for someone who is either in the garden or within the building itself.

I would urge someone from Kirklees Council to visit and view this building as I am unable to attach photographs to this comment and it is hard to truly describe the poor standard of workmanship and danger this building poses.