

Address: 12 Coppin Hall Lane Mirfield WF14 0EL

### About the application

Application number: 2024/93079	
What is the application for?:	Change of use and alterations to care home unit 2 to form 10 self-contained apar
Address of the site or building:	The Radcliffe, 444, Huddersfield Road, Mirfield, WF14 0EE
Postcode:	WF14 0EE

### User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>To whom it may concern,</p> <p>I am writing to formally object to planning application 2024/93079, concerning the proposed development and parking arrangements adjacent to The Radcliffe, Unit 1 and Unit 2, as outlined on the Kirklees Council planning portal.</p> <p>As a resident of Coppin Hall Lane, whose property directly borders the proposed development, I have serious concerns regarding the impact on amenity, safety, and overall quality of life. My key objections are as follows:</p> <p>1. Noise Pollution</p> <p>The proposed parking bays lie directly beneath my rear window—also the sole fire escape from that section of my home—creating a continuous source of noise from engines, doors, alarms, and conversations throughout the day and night. As I work from home, this disruption is unacceptable and conflicts with Policy LP52 of the Kirklees Local Plan.</p> <p>2. Light Pollution</p> <p>Car park lighting and vehicle headlights will intrude into my living and sleeping areas, especially given the elevation and proximity. This violates Policy LP24(b), which requires development to protect residential amenity.</p> <p>3. Air Quality</p> <p>Increased vehicle emissions from multiple new bays—especially during peak times—pose a health risk. This is particularly concerning given the existing use of the area by residential home traffic. The plan conflicts with Policy LP51, which prioritizes public health and air quality.</p> <p>4. Privacy and Overlooking</p> <p>The proposed bays sit directly along my boundary, allowing occupants and drivers to see into my windows and outdoor space. This seriously compromises privacy and contradicts Policy LP24(c).</p> <p>5. Safety and Security</p> <p>Locating bays under a critical fire escape is unsafe and risks obstructing an emergency exit. Increased traffic also raises the potential for property damage and antisocial behaviour—risks not addressed in the application. This fails to meet Paragraph 130(f) of the NPPF.</p>	

of the NPPF.

#### 6. Traffic and Highway Safety

Coppin Hall Lane already experiences traffic congestion, limited visibility, and single-track flow due to on-street parking. The proposed development will exacerbate these issues and increase hazards at the junction with Huddersfield Road. This contravenes NPPF Paragraph 111.

#### 7. Amenity and Character

The cumulative impact of noise, light, pollution, privacy loss, and safety concerns will significantly degrade residential amenity and alter the character of the area—currently quiet and residential. This is contrary to NPPF Chapter 12, which promotes well-designed, context-sensitive development.

#### Policy Conflicts

LP21: Highway safety

LP24: Design and amenity

LP51: Air quality

LP52: Noise protection

NPPF Chapters 8 & 12: Safe communities and good design

#### Additional Concern: Apartments to Rear

I also object to any plans for apartments at the rear of the property. This would further increase noise, traffic, and overlooking issues, permanently affecting privacy and the residential character of the area.

In summary, this application poses serious, long-term impacts on my amenity, privacy, safety, and wellbeing, and is inconsistent with both local and national planning policy. I respectfully request that the Council refuse this application in its current form.

Thank you for your consideration.