DC Admin

From:
Sent: 28 December 2024 20:20
To: DC Admin
Subject: Application number - 2024 /93341

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning application 2024/93341_Erection of extension to detached garage block, raising of roof height and erection of front dormer, with associated alterations at 54 Wellhouse Lane, Mirfield WF14 0PW

Dear Sirs/Madam

I wish to express my objection to the above application. The submission lacks detail in terms of dimensions, descriptions, context or planning justification. The drawings suggest the proposals will have both visual and residential amenity impact on the existing neighbourhood.

The proposed side and rear elevations are both located on the plot boundary and will offer overbearing two storey blank elevations to the surrounding dwellings. The property to the rear is only separated from the elevation by 6 metres exacerbated by orientation and the plans don't show the primary bedroom and kitchen habitable windows at 6 Woodward Court. The proposed East side Elevation will shadow and obstruct the existing recreational space at 54A Wellhouse Lane and therefore impact on mental health for all parties effected.

The enlarged footprint at the North elevation brings the parking and access apron into direct conflict with the access drive to 54A Wellhouse Lane. This access is protected by a covenant stating that this area cannot be obstructed temporarily or permanently, which would occur when accessing the proposed garage. This is the reason that the existing garage door is NOT located closer to the east elevation. The drawing shows increased capacity for vehicles across the gateway of 54A.

The O/S map has been purposely altered by the architect to show the 54A boundary as a straight line down the drive from the proposed garage when in fact it angles to the left immediately after the access gates. (An accurate O/S map is attached.)

The plan shows the introduction of commercial premises within a residential development, encouraging increased traffic and potentially business visitors and gym users. The applicant already recognises this is an issue as he has introduced traffic calming measures without neighbourhood consultation. The speed ramp closest to the proposed development is twice the height to the other three and already an obstruction to access.

There is an established beech hedge owned and on the boundary of 54A Wellhouse Lane this is the home to many nesting birds. The proposed development cannot be completed without damaging this hedge, and it would be impossible to replace.

The proposed development was originally a stable, in fact it still has hay present in its loft space. It is believed that it is the home to roosting bats as lots are regularly seen around that area and in the gardens of 54A, 52L and 6 Woodward court, no reference has been made to this potential or surveys carried out to check.

As this proposal does not relate to the preservation of an existing structure but constructing a new two storey outbuilding which will require new foundations and scaffolding, we will not be granting access to our land (54A Wellhouse Lane) to carry out any works required. There is no laydown area for any construction materials.

After bringing these concerns to your attention it is sincerely hoped that this application will be refused.

Yours sincerely

54A Wellhouse Lane, Mirfield WF14 0PW

EXISTING BLOCK PLAN
1:500

PROPOSED BLOCK PLAN
1:500

2022 Best of Houzz Service

BUILD 2021 Home Builder Awards

BUILD Architecture Awards 2019

REVISION	DESCRIPTION	DATE

PLANNING DRAWING

ORANGE DESIGN STUDIO.
ARCHITECTURAL PRACTICE

hello@orangedesignstudio.co.uk
59A, Huddersfield Road, Mirfield, WF14 8AA
orangedesignstudio.co.uk
01924 650930

COPYRIGHT © ORANGE DESIGN STUDIO LIMITED

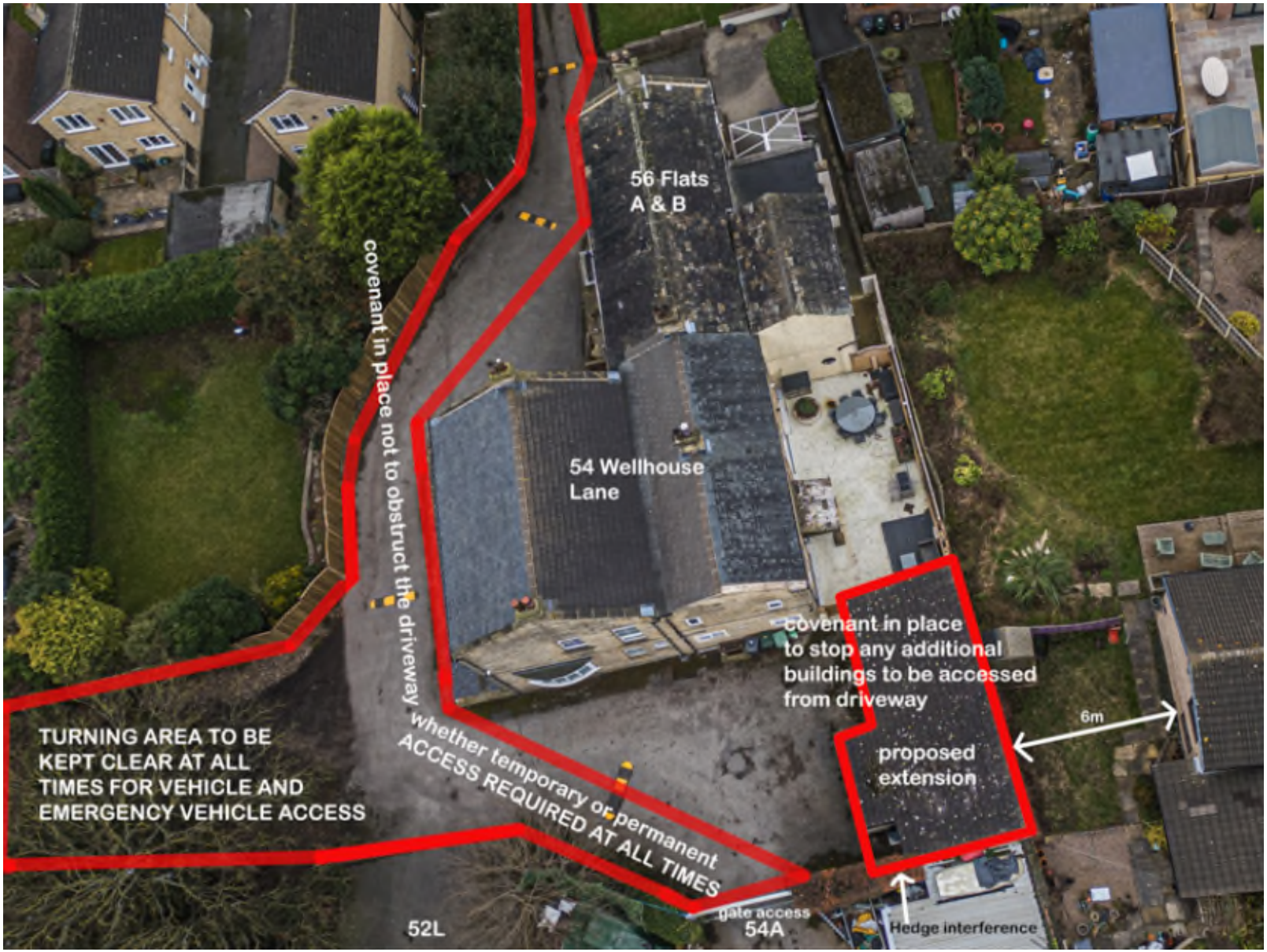
54, WELLHOUSE LANE, MIRFIELD

BLOCK PLAN

SCALE	DRAWN	CHECKED	PROJECT REFERENCE
1:500	EC	JH	ODS_24-898

PAPER SIZE	DRAWING NUMBER	DATE	REVISION
A3	(20)002	03/09/24	/

P CASPELL

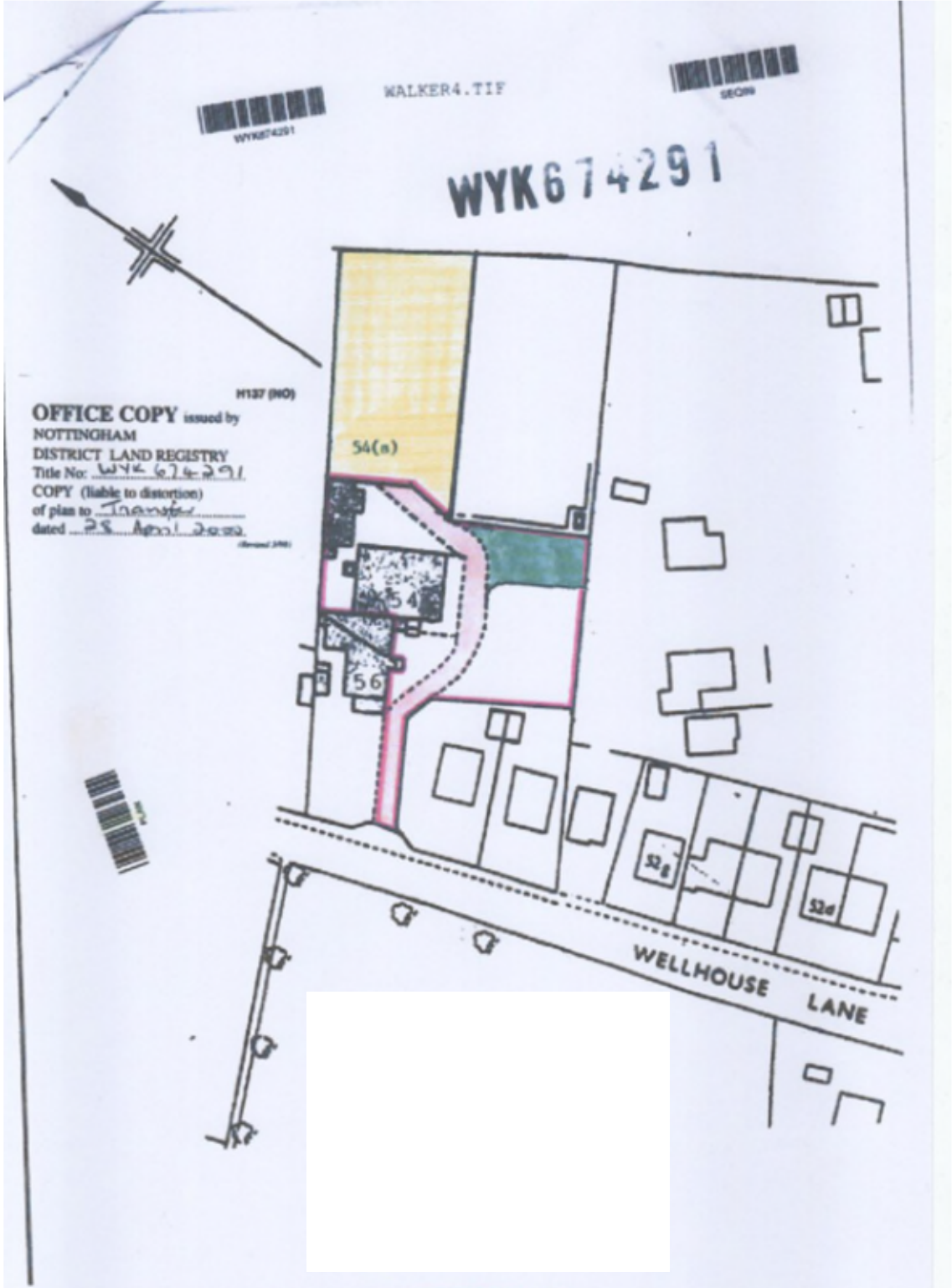

56 Flats
A & B
54 Wellhouse
Lane
covenant in place not to obstruct the driveway
whether temporary or permanent
ACCESS REQUIRED AT ALL TIMES
TURNING AREA TO BE
KEPT CLEAR AT ALL
TIMES FOR VEHICLE AND
EMERGENCY VEHICLE ACCESS
covenant in place
to stop any additional
buildings to be accessed
from driveway
proposed
extension
6m
gate access
52L
54A
Hedge interference

WALKER4.TIF

WYK674291

H137 (NO)

OFFICE COPY issued by
NOTTINGHAM
DISTRICT LAND REGISTRY
Title No: WYK 674291
COPY (liable to distortion)
of plan to Transfer
dated 25 April 2002



This official copy is incomplete without the preceding notes page.