DC Admin

From:
Sent: 02 January 2025 11:14
To: DC Admin
Subject: Planning applicaction 2024/93341

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Dear Sir or Madam,

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

Firstly, we would like to point out that at no time has any discussion taken place between ourselves and the applicant regarding this proposal and we therefore
wish to express our objection to the above-mentioned 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 rear elevation and an old dry stone wall forms part of the boundary wall to our land and property at 6 Woodward Court. Our property is separated from the elevation by only 5 metres, exacerbated by orientation with the plans not showing the windows of our kitchen and master bedroom. We are concerned that should the proposed application be for a new build, removal of any of the boundary wall could result in a landslip from our side as our land is just over one metre higher than the land at 54 Wellhouse Lane.

Due to the close proximity of our property to the proposed development we are concerned about the noise. Over the years any activities in the building have been heard by us.

The proposed development was originally a stable and it is believed that bats seen flying round the area may roost there.

The plans show commercial development with office space and gymnasium within a residential area. The business has the potential to attract more vehicles for deliveries and users of the gym into Wellhouse Lane which already has heavy traffic usage. Any extra traffic would, most probably, also cause safety and access problems for the properties by number 54.

As this proposal does not appear to relate to the preservation of an existing structure but construction of a new two-storey building, we will not be allowing access to our land.

It is hoped that after taking these concerns into account the proposed application will be refused.

Please acknowledge receipt of this e-mail.

Yours faithfully,

6 Woodward Court, Mirfield. WF14 0PY