

## DC Admin

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**From:**  
**Sent:** 31 December 2024 15:00  
**To:** DC Admin  
**Subject:** PLANNING APPLICATION 2024/93341

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### **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

Property number 54 Wellhouse Lane is located within a cul de sac within which numbers 52L, 54A, 56A and 56B are also located. The access drive to each of the properties is sub standard and narrow in parts. It is assumed that the roadway is under the ownership of number 54 and that the other properties have an unlimited right of access at all times.

The development is intended to use the existing build footprint with an extension along the southern façade.

The applicant has recently identified that there is a potential safety issue with respect to the access road and has recently installed four speed restriction ramps without neighbour consultation or discussion. The ramp located closest to the proposed development is twice the height of the others, and already causes issues with low skirted vehicles.

The application includes a proposed general arrangement drawing, and an existing general arrangement drawing.

The proposed general arrangement drawing shows increased capacity for vehicles near and obstructing the gateway of number 54A, access to the garage would block the gateway temporarily, the property has a covenant listed in the deeds that prevents this.

The plans show commercial development with an office space and gymnasium, within a residential area. The business has the potential to attract more vehicle deliveries and users to the gym.

Bats are regularly seen in the immediate area which would suggest potential roosting and surveys should be carried out.

The eastern boundary of the development which requires construction work is immediately adjacent to the boundary of number 54A which is formed by a fence and hedge. To carry out the proposed development there would be damage to the property of number 54A.

There is a risk from the delivery, storage and use of construction materials brought to the site, and no area suitable for construction vehicles to be operated.

The increased roof height of the proposal to a two-storey outbuilding will be very detrimental to no.6 Woodward Court on the North side and will impact greatly on the primary habitable windows both downstairs in their kitchen and upstairs from the master bedroom. The distance from their home to the elevation is less than 6 metres. In addition, the O/S map submitted by the applicant shows no.6 incorrectly positioned the original builder moved the house 4ft further to the left to line through with another property bringing it directly in line with the garage's north elevation, not offset as the plan shows. Another concern is the different land levels, Woodward Court is on higher ground approximately 3ft. The occupants fear a landslide once the original north elevation is removed, damaging their garden and potentially causing foundation damage to their property. These factors are unacceptable and as a result the application should be refused.

The installation of speed ramps has not shown any significant reduction of vehicle speed, particularly from delivery drivers. Further increases in vehicle numbers should not be encouraged within this residential area and the application should be refused.

The works as shown and described give insufficient detail as to how pedestrians, vehicles or property are to be protected from the proposed works and therefore the application should be refused.

Yours sincerely

FLAT 2 56 Wellhouse Lane, Mirfield WF14 0PW