
From:
Sent: 20 January 2025 23:08
To: Governance Planning <Governance.Planning@kirklees.gov.uk>
Subject: Objection to 2024/62/93479/W

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Re: Application Number 2024/62/93479/W
11 Hoylake Avenue, Fixby, Huddersfield, HD2 2NT

Dear Mr Cheseldine,

I received a letter (while I was away) proposing of a planning permission for the above address. My home address is 22 Gleneagles Way, Fixby, (HD2 2NH) which is located adjacent to the property in question. I have looked at the development plan in detail and I OBJECT to the above application.

There are a number of factors which have concluded in my objection to the planning permission of 11 Hoylake Avenue. I have listed these below:

- I am concerned about the level of noise and disturbance which may impact the otherwise quiet area we have. The development plan has stated that there will be external services for eg

social workers, therapists etc visiting the property and with it being operative between 12am to 23:59pm everyday, this could pose a challenge for the community. As well as ourselves we have a vast number of elderly neighbours this could be inconvenient for. My wife works from home and we're concerned with us being so close in proximity to the property in question, it would have a negative impact on her working environment.

- Referring to the "Trees and Hedges" section in the development plan, the applicant has stated that there are no trees or hedges on the proposed development site, however this information is incorrect. There are still trees in the rear garden which I have attached pictures of. Furthermore just recently a number of trees were heavily cut back from the rear garden of the premises which has resulted in a loss of privacy for ourselves as now the property overlooks our rear garden and directly into our home.
- Hoylake Avenue is a narrow road with already limited access. Numerous residents park on the road which then allows only 1 car to pass at a time. A children's home on the road would significantly increase the level of traffic causing congestion and disruption on an otherwise very quiet residential area.

I would also like to bring to your attention that I am extremely concerned about the information processed in the development plan. The certificate of ownership on the development plan states that the owner of the property is a Mr Mohammed Imran (whom is also the applicant of the proposed planning) however I have had my reservations regarding this information and have taken it upon myself to obtain information as to whether this is correct. I have on many occasions spoken to the people who have always presented themselves as the owners of 11 Hoylake Avenue. It was them that mentioned the property being put on the market for sale. I have attached a copy of register of title which clearly states that Mr Mohammed Imran is not the owner and that the information that has been provided by him on the development plan is incorrect. This information alongside the misinformation regarding the trees and hedges is extremely concerning and raises the question of any other possible incorrect information given on the development plan by the applicant.

I would like to thank you for taking the time to read my email, and if there is anything you would like to contact me regarding, please feel free to do so.

Yours sincerely,









OFFICIAL COPY

Official copy of the register. This is not a certified copy.

- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 17 Jan 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

This register describes the land and estate comprised in the title.

WEST YORKSHIRE : KIRKLEES

- 1 (03.06.2004) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 11 Hoylake Avenue, Suddersfield (SD2 2NT).
- 2 (19.09.2017) The Transfer dated 21 August 2017 referred to above contains a provision as to light or air and a provision relating to the creation and/or passing of easements.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (16.06.2021) PROPRIETOR: AMRIK SINGH and KULMANT KAUR of 11 Hoylake Avenue, Suddersfield SD2 2NT.
- 2 (19.09.2017) The price stated to have been paid on 21 August 2017 was £3,361.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (19.09.2017) The land is subject to such rights as may have been granted by leases of land originally in the title out of which the land in this title was transferred, for the original terms of the respective leases or until earlier extinguishment of the rights.
- 2 (03.06.2004) By a Conveyance of the land in this title and other land dated 8 March 1935 made between (1) Frederick Cartledge Crowther, Edmund Henry Thornhill and Arthur Henry Thornhill (Executors) and (2) The Thornhill Yorkshire Estates Company (Company) the land was conveyed subject as follows:-

Title number YY90671

C: Charges Register continued

"SUBJECT ALSO to all rights of way water drainage light and other easements public rights restrictive covenants agreements rents incidents of tenore liabilities as to making maintaining or repairing roads ways paths walls and fences and rights of adjacent owners of whatever description or character affecting the Yorkshire Estates or any part or parts thereof."

- 3 (19.09.2017) A Transfer of the land in this title dated 21 August 2017 made between (1) Thornhill Estates Limited and (2) Amrik Singh contains restrictive covenants.

NOTE: Copy filed.

- 4 (19.09.2017) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

| Registration date and plan ref. | Property description | Date of lease and term | Lessee's title |
|---------------------------------|----------------------|--|----------------|
| 1 03.06.2004 | 11 Hoylake Avenue | 15.04.1975 999 years from 1 November 1965 | MYK25449 |

End of register

