

DC Admin

From:
Sent: 09 March 2026 15:33
To: DC Admin
Subject: Planning Application 2025/90033 - Erection of 11 dwellings adj 916 Halifax Road
Attachments: Planning 090326-1.pdf; Damaged wall & temporary fence.jpg; nonmaintained1.jpg; nonmaintained2.jpg; nonmaintained3.jpg; Plot 2 boundary.jpg

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Sirs,

Name:
Address: 902 Halifax Road, Cleckheaton, BD19 6LR.

As I am unable to comment on the above application directly inside the planning portal I write separately with my **objection**. I've have attached six files to support my concerns as below.

The development is unacceptable to 902 Halifax Road in its present form. Please consider the following:-

Boundaries

Access to the side of 902 Halifax Road is required. The side of 902 is the proposed site boundary. 902 is a significant height above the current field ground level and due to being north west facing, requires access for periodic gutter, roof, and render repair, which does require scaffold due to the uneven ground and height of the existing building. In addition, more frequent access is needed for window cleaning and general inspection. The proposed Plot 2 is too close to our property, and there is no space provided for regular reasonable access for maintenance. See attached file Plot 2 boundary.

Our boundary walls towards the front of our home at the Halifax Road side have already been damaged during the removal of foliage and trees during site clearing which commenced prior to planning submission and have been replaced with a temporary site fence by the contractor. No provision has been made to repair this. See attached photograph Damaged wall & temporary fence.

We note the plan to retain the existing hedgerow between 900A and the proposed site, but again, no provision has been made for 902's boundary along the rear of Plots 3, 4, the VP, and Bike Stands. As the VP and Bike Stand areas will not form part of any of the plots, these areas will need to be maintained. See files nonmaintained1-3.

Structural

The construction of Plot 2 in close proximity to 902 Halifax Road has the potential to undermine the structure of the entire building. An independent engineer should properly assess the feasibility of such close construction and the risk of subsidence given the development ground level is already likely below the foundation of 902. No provision has been made within the plans to respect our existing building or cover this risk.

Overlooking

Our current kitchen window will now directly overlook the side of Plot 2, restricting light into one of the main rooms of our home. The view from the window will become the south east elevation of Plot 2, at a height that means we

look out onto a wall and roofline. Our rear garden view from the house and balcony will overbear on the houses of plots 3 & 4 restricting their private amenity space.

We note provision has been made to shield 916 from the works, but nothing is proposed for 900A or 902, which are arguably more impacted by the proposed development than 916 Halifax Road.

Traffic

The A649 is already a very busy road, having had a lot of accidents and traffic calming investment in recent years. Parking outside of the local salon regularly restricts drive access and the visibility splay to and from the drives to 900, 902 and 900A. Having an additional access road just a few metres away will certainly make resident's issues worse. This parked traffic has not been taken account in submitted document 1127695 either, as it will certainly fill the visibility splays shown, making even the proposed access unsafe. Additionally, there are parking spaces and a bus stop opposite 900 and 902 Halifax Road. The increased complexity of the road layout and no provision for a crossing will place pedestrians at increased risk.

Noise, dust and vibration

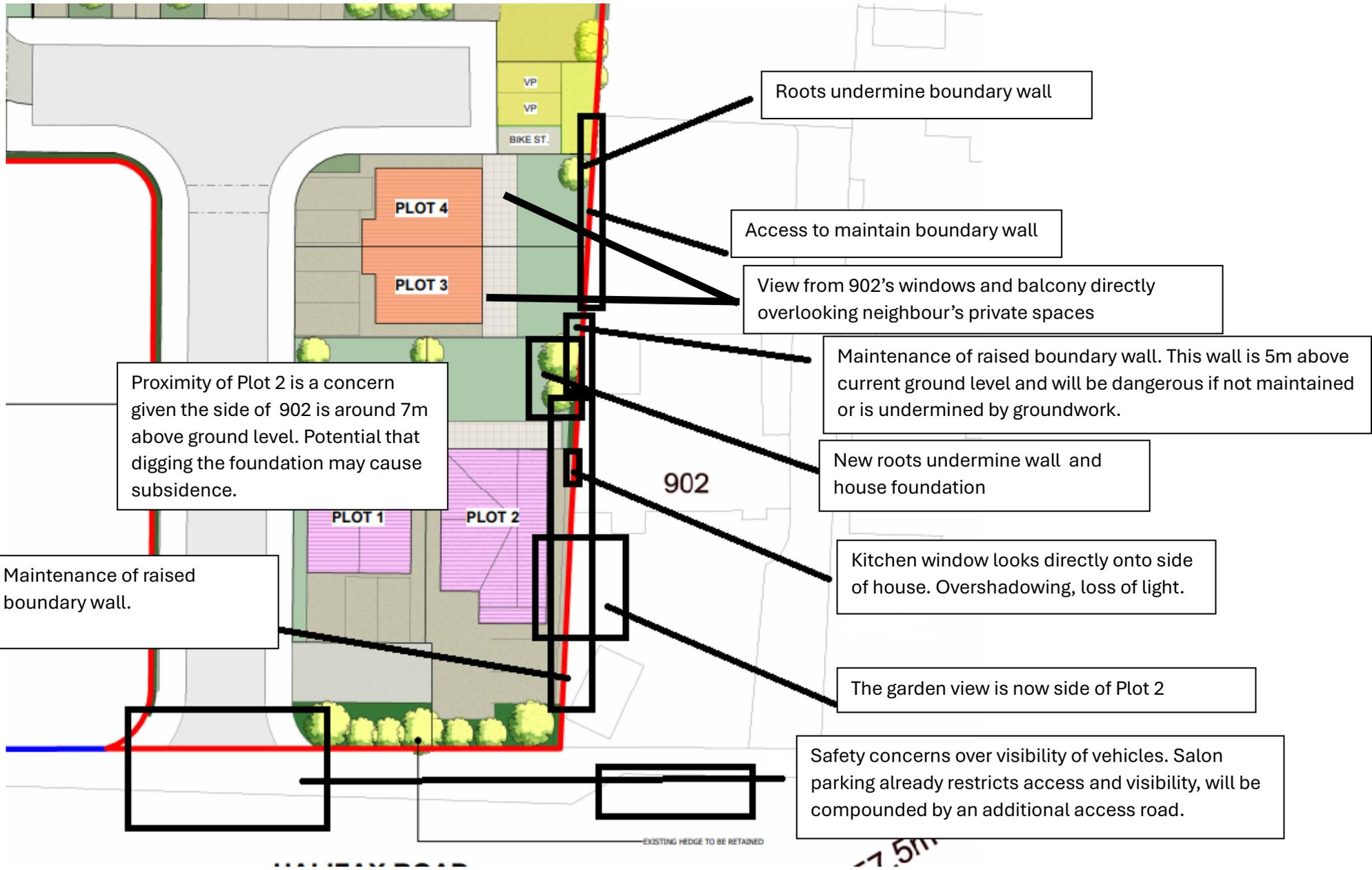
The construction site is just a few metres away from residential property. The Dust Noise and Vibration Management Plan (1072116) offers no real assurance or protection to neighbouring properties. It is superficial in content and includes no controls, beyond limiting working hours which could already be considered unreasonably long. Elsewhere, it relies on examples of best practice and good behaviour but makes no requirement on the contractor to actually take any actions to protect neighbours. The escalation and complaints procedure is unrealistic.

Existing location plans

Documents 1072105 and 1072099 are incorrect, showing Brier Hill as Moorside. Brier Hill is a residential street, Moorside is the A643. There is a greater impact on local residents than is implied when the plans incorrectly label a minor junction as a main road.

I trust the above and attached are an acceptable format to register my objection. If indeed this is not the case please let me know the correct method at your earliest convenience.

Thanks



Roots undermine boundary wall

Access to maintain boundary wall

View from 902's windows and balcony directly overlooking neighbour's private spaces

Maintenance of raised boundary wall. This wall is 5m above current ground level and will be dangerous if not maintained or is undermined by groundwork.

New roots undermine wall and house foundation

Kitchen window looks directly onto side of house. Overshadowing, loss of light.

The garden view is now side of Plot 2

Safety concerns over visibility of vehicles. Salon parking already restricts access and visibility, will be compounded by an additional access road.

Proximity of Plot 2 is a concern given the side of 902 is around 7m above ground level. Potential that digging the foundation may cause subsidence.

Maintenance of raised boundary wall.

EXISTING HEDGE TO BE RETAINED

7.5m



Plot 2







