

Address: 13 Plane Street Huddersfield Hd46df

### About the application

Application number: 2025/90453	
What is the application for?:	Erection of 2 dwellings for student accommodation and emergency housing
Address of the site or building:	46, Stile Common Road, Primrose Hill, Huddersfield, HD4 6DE
Postcode:	HD4 6DE

### User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>I am writing to formally object to the application for full application for the erection of 2 dwellings for student accommodation and emergency housing.</p> <p>Firstly, I want to say that I am surprised of this application as a previous application (2024/92762) by the same applicant, out ling the same proposals has already been refused in October 2024 by a committee.</p> <p>Secondly the residents in the immediate surrounding area have not been notified of the new application via letter, I am led to believe that this is a requirement of an application? at least to the neighbours in the immediate vicinity or properties with adjoining boundaries? This has led to a very inadequate time frame for residents wanting to oppose and submit their objections to the 2nd application.</p> <p>The Dorma rooms that are proposed on this application were previously refused.</p> <p style="text-align: center;">This is already a substantial property with very little outdoor space and already invades my privacy. The erection of the Dorma's would also significantly decrease the natural/day light to mine and other neighbours' properties.</p> <p>Having worked for several years for a community rehabilitation organisation supporting people with drug and or alcohol use; I have a good understanding of many people who may be housed at the proposed site who may require support from our services. I am familiar with the crisis in which many people present and knowing an extent of our service users are likely to be placed here, it will create a safeguarding concern for myself and my family. Whilst I am sympathetic to other's needs, I feel strongly that for this reason I must look to safeguard myself and family by raising my concerns.</p> <p>As I do not drive, I walk to and from my workplace daily and should there be residents at the proposed site accessing our services who may at some point feel disadvantaged for</p>	

at the proposed site accessing our services who may at some point feel disgruntled for any reason, I feel that it is an extra opportunity for someone to attempt to challenge me, follow me and even possible harassment. As a professional I am not obliged to discuss work outside of the premises and am concerned that this is yet another potential risk to my safety. Other factors are that service users could become wary to my working hours, times that the house is empty and so on.

The road which the house is being built on is already heavily trafficked, it is a main bus route, and buses often struggle to get through, vehicles must often mount the pavement. I believe additional accommodation will also cause parking issues for residents.

There is also a large housing development being built on Plane Street which is already causing substantial heavy vehicle traffic, when developed this will invite more families to the area which will again add additional traffic and noise pollution. Additionally, to this people requiring emergency accommodation often have varying needs and require support from varying services, sometimes at unsociable hours this would again impact parking and noise pollution.

There is also the local wildlife and environment to consider. This is not limited to various species of birds and the neighbourhood bats that may be affected by further noise and light pollution.

Addressing a separate issue - another concern that I have with the proposed change of use in relation to housing those in emergency housing alongside students is the safety for the residents themselves. Many students, especially those new to living away from home, can be influenced and manipulated by strong characters. Unfortunately, due to my work experience, I am aware that many of the people requiring emergency housing

There is also purpose built student accommodation immediately next to the site in question with 9 rooms and housing multiple students.

From a safeguarding perspective how would support for people with varying needs be addressed?

I am quite certain that more appropriate accommodation could be sourced for the use of emergency housing that would not impact students, neighbouring residents and those with young families, to ensure safety and safeguarding of all concerned