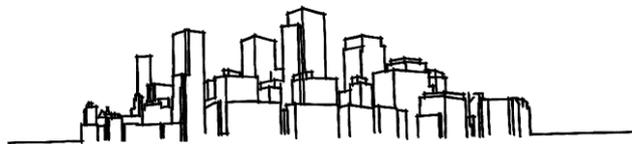


April 2025

PLANNING
STATEMENT

EXTENSIONS TO DWELLING, ERECTION OF
PERGOLA AND CHANGE OF USE TO CREATE
RESIDENTIAL CURTILAGE ON LAND
ADJACENT TO 62 BURFITTS ROAD,
HUDDERSFIELD HD3 4YL

Job Ref: 2907



acumen
designers & architects

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1. This statement has been prepared to support a planning application to extend the dwelling at 62 Burfitts Road and the change of use of land to domestic curtilage on land adjacent to 62 Burfitts Road.
2. Whilst we believe the extension to the dwelling is relatively straight forward, the change of use of the land to create domestic curtilage is slightly more complicated in planning terms.
3. The land adjacent to 62 Burfitts Road is currently owned by the Council and managed by the Parks and Open Spaces Department. The applicant has lived adjacent to the site at 62 Burfitts Road for number of years, during which time she made several complaints to the Council about the state of the land with it becoming overgrown and covered in litter.
4. Eventually in September 2023 the applicant wrote to the Council in attempt to purchase the land, so that she could control and maintain the land herself. That process is progressing, but the purchase is subject to her securing planning consent for the land.
5. The site is allocated in the Local Plan as Urban Green Space and as such Local Plan Policy LP61 applies.
6. The applicant has prepared a photographic record of the site over the years, which shows how the site is overgrown and collects rubbish (see appendix 1). It is clear from this photographic record that the strip of land that is the subject of this application has no value for sport and recreational facilities. The site does not make an important contribution in terms of visual amenity, in fact the site in its current form being overgrown and attracting litter detracts from visual amenity. The site is mowed by the Council, albeit infrequently so the site offers very little in terms of biodiversity. We therefore believe that the proposed development accords with paragraph (a) of LP16.
7. Furthermore, we believe the proposed development would improve the visual amenity of the area and have public health benefits due to the reported infestation of rodents on the site.

Appendix 1 – Photographic Timeline of Application Site

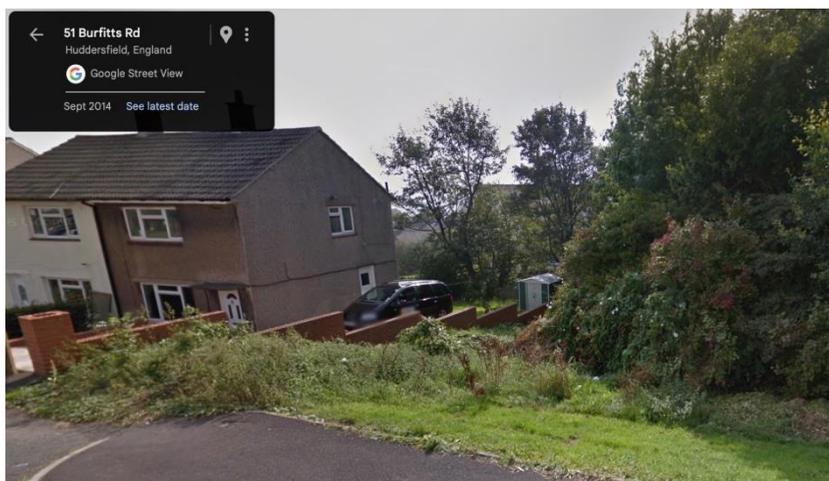


JULY 2009- Google Maps

AUGUST 2012- Google Maps



SEPTEMBER 2014- Google Maps





16TH APRIL 2009- Taken after we first complained and no action was taken by Kirklees Council

16TH JULY 2018- Taken before I chased Kirklees Council/ Street Scene to come and maintain



1ST AUGUST 2018- Taken after Street scene came to maintain after multiple phone calls from myself complaining





3rd AUGUST 2020- Taken before I chased them again to come and maintain as they didn't maintain same area of land for 2 years leading to overgrowth again.

4TH AUGUST 2020- After they came to maintain and left out my side as shown. No action taken in regard to my rodents complaint.





17TH MAY 2021 - I complained about the litter and the grass not being upkept again. Council came and trimmed, again leaving my side and ran over the litter with machine rather than clearing it leaving a mess as shown in a picture. I got my Local Councillor Cahal Burke involved and even he wasn't able to help much as he wasn't getting a response neither.





16TH JUNE 2021 - Picture clearly shows where they have stopped their maintenance and again left my side of their land unkept

27TH JUNE 2021 - I called and complained again as the grass was getting long again and coming over my garden wall and touching my cars on my drive.





28TH JUNE 2021- I had to chase them multiple times on this occasion as they weren't taking any action. They only eventually came to maintain when the land became so unkept the grass was overgrowing onto the public footpath.

6TH JULY 2021- They came and cut it back without removing the litter so again litter went everywhere, and they didn't clear it.



NOW- I have become very busy and don't have time to chase them every time. Videos available of council beginning to neglect and miss out my part again. Land is slowly going back to the same state it was before. There are now rats and other rodents in there alongside lots of litter due to fly tipping. Footprint on this area of land= 0 as not safe to access for public including children and dog walkers. Far side which is maintained is used by the public instead for various activities. Half of site planted up with trees. As to Kirklees Council Report "Sloping site not suitable for ball games and issues with boggy areas".