

Address: 14A Halifax Road Batley WF177BH

About the application

Application number: 2025/91479	
What is the application for?:	Outline application for residential development (3 dwellings)
Address of the site or building:	Rear of, 20, Halifax Road, Staincliffe, Batley, WF17 7BH
Postcode:	WF12 9QP

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>Dear Edward,</p> <p>Application Reference 2025/60/91479/E, Location, Rear of, 20, Halifax Road, Staincliffe, Batley, WF17 7BH: Outline application for residential development (3 dwellings)</p> <p>I write to you to submit a formal representation for objection to the proposed development to the rear of 20 Halifax Road that has been submitted in the Batley West Ward, to Kirklees Metropolitan Borough Council.</p> <p>I own and reside in the property located at 14a Halifax Road. The property and its garden to the rear of 14a Halifax Road are adjacent to the main dwelling and land at the rear of number 20 Halifax Road. I respectfully request that the Local Planning Authority (LPA) officially register this objection on the following grounds: Rights of light and Privacy and Ecological Considerations.</p> <p>Rights of Light and Privacy The outline planning proposes plans for a pair of semi detached dwellings and 1 detached dwelling both consisting of 2 storeys in height. On the proposed plans, the semi-detached dwellings and their gardens are located along the border of the boundary and garden to 14a Halifax Road. The main dwelling of 14a Halifax Road is a single storey bungalow comprising 1 level floor leading to an enclosed private walled garden to the rear. Dwellings of the size and nature proposed in the outline planning, will encroach significantly on rights of light to 14a Halifax Roads garden and main dwelling and will mean that the garden would no longer enjoy the benefit of being private and enclosed and will be overlooked by the proposed dwellings.</p> <p>Ecological Considerations – Decline of Nature and Nesting Bats</p> <p>Historical Background:</p>	

Historical Background:

To the East of 14a Halifax Roads garden, is a former quarry. I have resided in the property for 47 years and it has been noted for many years that Bats nest in the former quarry and trees to the rear of the garden and in and around the former quarry land. To the rear of the garden to the North and adjacent to the quarry, was Brooks Sports and a large ecological and natural habitat with grassland and many species of trees. Both the quarry and Brooks Sports were redeveloped into what consisted of multiple and large residential dwellings. Prior to redevelopment of the former Brooks Sports there were a number of nesting owls that would regularly fly over and around my garden along with many different species of natural wildlife. Subsequent to the redevelopment of the Brooks Sports site and the quarry saw natural wildlife and their habitats decline significantly and nesting owls are no longer present. A further decline in ecological habitats and natural wildlife habitats will continue as more grassed areas, and trees are destroyed for the purpose of redevelopment such as the large redevelopment across the road from 14a Halifax that has recently commenced, and has seen the removal and destruction of a significant number of trees.

Current considerations

On the evening of the 6th September (witnessed by visitors), and throughout summer 25, multiple bats have been viewed flying around my garden and neighbouring trees and gardens. Understanding that bats are a protected species, the outline planning significantly risks the natural ecological habitat that the bats currently enjoy. A further development as proposed at 20 Halifax Road will contribute to this decline and ultimate disappearance of all remaining ecological and wildlife habitats.

Conclusion

The objections clearly outline the concerns arising from the proposed outline planning submitted.

Fundamentally that the proposed outline plans are inappropriate given the proximity to 14a Halifax Road, the impact to rights of light encroachment and privacy and the ecological impact to protected wildlife and on this basis, object to the proposals and respectfully request that the LPA consider these matters in the decision process and reject the planning application as unsuitable.