

About the application

Application number: 2025/91576	
What is the application for?:	Erection of detached dwelling
Address of the site or building:	Land adj, 47, Cresswell Lane, Heckmondwike, WF13 4PJ
Postcode:	WF14 8NF

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

Planning Objection – Application 2025/91576

I am a local resident and wish to formally object to this application for the erection of a detached dwelling on land adjacent to 47 Cresswell Lane, Heckmondwike.

1. Lack of Public Notification

No planning notice has been displayed on or near the site, and neighbouring residents have not been formally notified. This prevents proper consultation and undermines the fairness of the planning process.

2. Access and Highway Safety

Cresswell Lane is narrow with limited visibility. The proposed access is unsuitable for additional vehicle movements, with no safe turning area provided. This could force vehicles to reverse onto the highway, creating a risk to pedestrians and other road users, contrary to Policy LP21 of the Kirklees Local Plan.

3. Construction Traffic and Incoming Materials

There is already evidence of building materials being delivered and stored on or near the site, causing obstruction, congestion, and safety hazards. No Construction Management Plan has been submitted to mitigate these impacts.

4. Noise and Disturbance

Construction activity, machinery, and deliveries are generating significant noise, disrupting the quiet residential character of the area. Future occupancy and vehicle use could worsen this, contrary to paragraph 185 of the NPPF.

5. Foundation Levels and Overdevelopment

Foundation works appear to have begun prior to approval. The dwelling's elevated position could lead to overlooking and loss of privacy for neighbouring properties. The proposed size and scale of the dwelling would create a cramped form of development out of keeping with the character of the street, conflicting with Policy LP24 (Design) of the Local Plan and NPPF paragraphs 130–134.

For these reasons, I respectfully request that Kirklees Council refuse planning permission for application 2025/91576.