

Address: 28 Station Road Holmfirth HD9 4NL

### About the application

Application number: 2025/91770	
What is the application for?:	Outline application for erection of residential development (5 dwellings)
Address of the site or building:	Land off Station Road, Meltham, HD9 4NL
Postcode:	

### 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 above planning application for the proposed development of five residential properties at Land off Station Road, Kirklees. As a resident of Station Road, which is directly affected by the proposed development, I have serious concerns regarding the impact this would have on privacy, road safety, ground stability, drainage, and the proximity of the access road to existing homes and infrastructure.</p> <p>1. Loss of Privacy</p> <p>The proposed layout and orientation of the new dwellings would result in a significant loss of privacy for existing residents, particularly those whose properties are overlooked by the proposed site.</p> <p>The positioning and height of the new dwellings, along with any upper-floor windows, would allow direct views into neighbouring gardens and habitable rooms. Additionally the proposed driveways and access road would allow direct lines of sight into the upstairs windows of my home and neighbouring homes, which is unacceptable. The development fails to meet the standards of good design and residential amenity set out in the Kirklees Housebuilders Design Guide SPD.</p> <p>The SPD clearly states that developments should:</p> <p>Respect the privacy of existing residents.</p> <p>Avoid overlooking through appropriate separation distances and screening.</p> <p>Be designed to minimise the impact on neighbouring properties.</p> <p>This proposal fails to meet these standards and would result in an unacceptable intrusion into the private lives of current residents.</p> <p>2. Road Safety and Junction Concerns</p> <p>The proposed access point is located near a busy and potentially hazardous junction on Station Road, which already experiences high traffic volumes and limited visibility. The additional vehicle movements from five new dwellings, who will join Station Road onto a single track blind bend, will exacerbate existing safety concerns for both drivers and pedestrians. There is no evidence that the access arrangements meet Kirklees Highways Development Management standards, and no traffic impact assessment</p>	

highways development management standards, and no traffic impact assessment appears to have been submitted.

### 3. Access Road Proximity and Infrastructure Risk

The proposed access road runs extremely closely at an elevated level to existing property at Station Road, raising serious concerns about safety, noise, vibration, and loss of amenity. Critically, the access road is understood to be situated directly over a gas pipeline, which poses a serious safety risk. Any construction or increased traffic over this area must be fully assessed by the relevant utility providers and safety authorities. The application does not appear to address these risks.

### 4. Subsidence Risk

The site lies in an area where ground conditions may be unstable, potentially due to historical mining activity or clay-rich soils. Without a comprehensive geotechnical survey, there is a real risk of subsidence affecting both the new development and neighbouring properties. This could lead to structural damage and long-term safety issues, which must be addressed before any approval is granted.

### 5. Drainage and Flooding

The development would introduce significant impermeable surfaces, increasing surface water runoff. There is no clear evidence of a sustainable drainage strategy (SuDS) or confirmation that existing drainage infrastructure can accommodate the additional load. This raises concerns about potential flooding, waterlogging, and damage to nearby properties and public infrastructure, especially during periods of heavy rainfall.

### 6. Request for Reconsideration

Given the above concerns, I respectfully request that the planning application be refused or significantly revised to:

Protect the privacy of neighbouring properties through revised layout and screening.

Address road safety concerns with a full traffic and highways impact assessment.

Reassess the access road's location and its proximity to existing homes and gas infrastructure.

Conduct a detailed ground stability survey to assess subsidence risk.

Provide a comprehensive drainage strategy that includes sustainable solutions and infrastructure capacity checks.

I trust that the Council will give due consideration to the views of local residents and uphold the principles of safe, sustainable, and respectful development.