

Address: 37 Moor Park Avenue Huddersfield HD4 7AL

About the application

Application number: 2025/91906	
What is the application for?:	Prior approval for enlargement of dwellinghouse by erection of additional storey
Address of the site or building:	35, Moor Park Avenue, Beaumont Park, Huddersfield, HD4 7AL
Postcode:	HD4 7AL

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>I would like to oppose the planning application in respect of 35 Delves Wood Court, Moor Park Avenue, HD4 7AL.</p> <p>There are 2 areas of concern to consider.</p> <p>1. Duration of construction</p> <p>a) Noise disturbance. Delves Wood Court is a small area of the development with all neighbouring properties being in close proximity to the building work that would be undertaken. The noise created during construction will therefore significantly impact the residents of the properties.</p> <p>b) Dust and Debris. Due to the close proximity of the neighbouring properties, the dust and debris produced during construction will invariably impact residents and increase risk of physical health conditions as a result.</p> <p>c) Access to neighbouring properties. No 35 is situated at the entrance of Delves Wood court. This is a small cul de sac with a narrow, shared, access driveway/forecourt (please refer to property deeds drawing no 3924.22B, which highlights this area in yellow). The presence of construction/trade vehicles will significantly restrict the entrance to Delves Wood Court. All residents are elderly or disabled so it is imperative that they have unrestricted access to their driveways at all times. Moor Park Avenue itself is also a narrow road so vehicles parked there will also impact access for neighbouring properties.</p> <p>d) Potential damage to shared cobbled driveway/forecourt. Access to the property will require excessive use of the shared driveway which is jointly owned by all 4 residents of Delves Wood Court. Of great concern is the fact that all services are situated below this driveway/forecourt and the additional regular usage by heavy vehicles increases this risk of collapse significantly. In addition, this is not a public road. All 4 properties are responsible for maintenance and repairs of said driveway/forecourt.</p> <p>e) Privacy. Due to the nature of the extension, scaffolding will be required which will impact the privacy of the residents of Delves Wood Court.</p> <p>f) Timescales for construction works. Completing a first floor extension of this size will take on average between 6 and 12 months. This would result in significant disruption and inconvenience for the residents of Delves Wood Court, as outlined above, for an extensive duration.</p>	

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2. Post Construction

- a) Design and Impact. The design of this conversion is not in keeping with this part of the development, which incorporates 2 small cul de sacs of bungalows only. The proposed first floor extension by reason of scale, design and appearance would be incompatible and overly prominent within the neighbourhood. The original planning application (85/1952) to build houses on this site was refused and only subsequently approved when plans to build bungalows were submitted as an alternative.
- b) Privacy. Other properties on Delves Wood Court would become overlooked from the 1st story windows which would highly impact their level of privacy.
- c) Noise disturbance. Residents purchased properties in this part of the development seeking a peaceful location with minimal noise disturbance and a similar neighbour demographic. Turning no 35 into a large family home will significantly change this.
- d) Parking. The driveway at no 35 only fits two cars. A 5 bedroom property is likely to have more than 2 residents with cars. Due to the narrow road (Moor Park Avenue) any further vehicles parked on the roadside would cause an obstruction to numerous properties within this part of the development. In addition, the entrance to Delves Wood Court is extremely narrow and therefore there is no scope for additional cars to be parked near this entrance. Currently, if more than 2 cars are parked on the driveway at no 35, the rear of any additional vehicles protrudes beyond their boundary, which means they are partially parked on the shared cobbled driveway/forecourt (please refer to property deeds drawing no 3924.22B which highlights this area in yellow). As previously stated, the residents of Delves Wood Court are all elderly or disabled so it is imperative that access to their driveways is not compromised at any time.
- e) Loss of Natural daylight. There would be a sizeable reduction of natural daylight to the properties within Delves Wood Court. In my property in particular, the reduction of natural light will not only impact the bedroom, which is situated at the front of the property, but also the home office, where my partner works full time. This room already has restricted natural daylight so any further reductions in this will cause a significant difference and would result in her needing to use artificial light throughout the day. The use of artificial light for extended periods is known to cause numerous issues with emotional and physical well-being.