About the application

Application number: 2025/91944	
What is the application for?:	Erectio of single story rear extension and car parking to the rear
Address of the site or building:	Londis, 28-30, Leeds Road, Birstall, Batley, WF17 0EW
Postcode:	LS169JU

User comments

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

1. Highway Safety and Access
Roebuck Street is a narrow private road that lacks the width, turning radii, and structural strength to accommodate large vehicles. The shop currently welcomes extremely large delivery lorries (including Eddie Stobart–type articulated vehicles) which have repeatedly:

Blocked resident access — Vehicles often park or stop across the only access point to our private road, trapping residents in or out.

Prevented emergency and care access — On multiple occasions, carers attending my home have been unable to gain entry. An ambulance was recently unable to access Roebuck Street in an emergency due to blockage. This presents an unacceptable risk to life.

Caused severe visibility hazards — When attempting to exit onto Leeds Road, residents' view is obstructed by shop-related parking on both sides of the road, forcing us to pull blindly into fast-moving traffic. There have been several near-collisions as a result.

An extension and increased parking provision will inevitably attract even more traffic, worsening an already unsafe situation.

2. Damage to Private Land and Financial Burden
The heavy goods vehicles servicing the shop have caused substantial damage to our privately-owned road surface — creating large potholes, cracks, and uneven surfaces. This poses:

A trip hazard for pedestrians, particularly children, elderly residents, and disabled individuals.

A financial burden on me and other residents, who are solely responsible for maintenance and repairs.

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The proposed development is highly likely to further increase the volume and weight of vehicles using our private road, causing yet more costly damage to property we own and maintain without any compensation from the shop.

3. Noise, Disturbance, and Anti-Social Behaviour
The shop's operations have already attracted frequent anti-social behaviour, including:

Trespassing and vandalism on residents' private property.

Verbal abuse and intimidation of residents.

Public drinking, vaping, and disorderly conduct.

Multiple arson incidents requiring police investigation and repeated requests for residents' security camera footage.

The increased footfall and extended trading hours associated with the shop's recent changes have already diminished residents' sense of safety and well-being. Expanding the premises will likely exacerbate these problems.

4. Detrimental Impact on Residential Amenity
Planning policy requires that developments do not cause unacceptable harm to the amenity of existing residents. In this case:

I and others have suffered severe stress, anxiety, and disruption to our daily lives as a direct result of the shop's current operations.

must have guaranteed access — this is repeatedly compromised by the shop's traffic.

The proposal will result in further intrusion, noise, and congestion in what was previously a quiet private street.

5. Incompatibility with Surroundings
Roebuck Street is a small, private residential street. The scale and commercial nature of the proposed expansion are wholly inappropriate for this setting. It would intensify the commercial use in a location that lacks the infrastructure to cope, to the serious detriment of local residents.