

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

I wish to strongly object to the above planning application. As an elderly resident of Roebuck Street, I am deeply concerned about the effect this proposed development will have on my safety, wellbeing, and ability to enjoy a peaceful retirement.

Roebuck Street is a narrow, private residential road, wholly unsuitable for the large delivery vehicles the shop already attracts: including articulated Biffa trucks and Eddie Stobart-type lorries. These vehicles regularly block the only access point, trapping residents, carers, and even emergency services.

When exiting onto Leeds Road, parked cars associated with the shop, obstruct visibility, forcing drivers to pull into oncoming traffic. This has already led to several near misses. The proposed extension and car park will inevitably increase traffic and worsen these hazards. The parked cars attending the shop, are also causing risk of harm to pedestrians, as they too have zero visibility when attempting to cross the busy main road, as the cars completely obstruct the view of the main road.

The heavy vehicles serving the shop have caused severe damage to our privately-owned road surface, leaving it cracked, potholed, and uneven. This is dangerous for pedestrians: I recently fell while leaving Roebuck Street due to the uneven surface. Residents, not the shop, bear the full financial cost of repairs. Expansion will only increase the damage.

My retirement is being blighted by constant disruption caused by the shop's extended hours, InPost, parcel locker, and increased visitor numbers. These attract groups of youths who congregate outside, playing loud music, dropping litter, and smoking or vaping. Many purchase alcohol or cigarettes and then linger on our private property.

I have personally been subjected to verbal abuse from these individuals. On another occasion, when I politely asked a van driver to move from our private drive, I was harassed. These incidents have left me feeling unsafe in my own home.

The persistent noise, traffic, and anti-social behaviour have taken a serious toll
Instead of enjoying a peaceful retirement, I face daily stress and anxiety. The constant disturbances mean I no longer feel secure in my own home, which is wholly unacceptable for any resident, let alone an elderly person.

Roebuck Street is a small, private residential road with no capacity for additional commercial activity. The scale of this proposal is inappropriate for its setting and will exacerbate existing problems.