

Objection to Planning Application 2025/62/92206/E- 42 Robin Royd Lane, Mirfield
Wf14 0LG

Dear Nicole

As a resident in Robin Royd Lane, being the house directly adjacent to the proposed build on the right-hand side looking from the street view. You can see our house is just over half the height of the proposed building, meaning we will be totally overshadowed and dominated by the proposed 3 story block of 5 houses, which resemble an urban apartment complex and are not in keeping with the 2-story brick and stone built houses in the vicinity. Surely this unsympathetic design, out of keeping with the local character, in terms of sheer size, height and layout must contravene LP24 (a) of the Kirklees Local Plan policy.

I am also really concerned about the potential for over population on this relatively small piece of residential land. The 5 houses are marketed as 3 bedrooms (2 of those being doubles and a single) with car parking for 2 cars in tandem on a short driveway. This means potentially 25 people, and if each house has x3 adults, potentially 15 cars, with only two tight parking spaces and a lack of suitable on street parking, meaning pavements and street corners having to be used for parking which is not only dangerous but would definitely compromise highway safety, and at least be in conflict with LP21, totally congesting the narrow lane.

Added to this, the layout of the Houses includes a study and storeroom which could easily, without permission, be turned into further bedrooms making these into 5-bedroom homes, that don't have the necessary land or infrastructure to cope with so many people, vehicles, everyday comings and goings.

I would like to point out that I was in favour and excited about the development in the first instance believing it would enhance the lane.

My concerns began when every mature tree was felled, and all greenery removed affecting sustainability and the wildlife habitat. I never imagined however what the proposed end result would be, and although I totally understand that a developer's priority is to maximise their return on investment, this should not take precedence if it's to the detriment of the existing local residents wellbeing and disruption of biodiversity as per LP30.

I therefore ask you to please refuse this application and request an amended plan for fewer, 2 story dwellings that are more in line with the environment, therefore not negatively affecting real people's lives who actually live around that piece of land.

Thank you