

About the application

Application number: 2025/92206	
What is the application for?:	Demolition of existing dwelling and erection of five dwellings with associated e
Address of the site or building:	42, Robin Royd Lane, Mirfield, WF14 0LG
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	<input type="checkbox"/> Yes
<p>As a resident of Robin Royd Lane, where I have lived for 5.5 years I write to formally object to the above planning application.</p> <p>I support the redevelopment of the land, but the proposed plans are completely unacceptable due to its scale, design, and layout.</p> <p>These aspects would significantly harm the character of the area, the amenity of neighbouring properties, and highway safety.</p> <p>My objection is based on material planning considerations, with particular reference to the National Planning Policy Framework (NPPF) and the Kirklees Local Plan, especially Policies LP24, LP21, and LP30.</p> <p>The proposed building is entirely out of keeping with the established character of Robin Royd Lane.</p> <p>The height of the development and the proposed 3 stories is not in keeping with anything on the current road.,</p> <p>All the features in the proposed plan including, continuous roofline, roof lights resemble an apartment block and again not in keeping with the other local properties. Other features such as Juliet balconies and irregular window arrangements have no local precedent.</p> <p>According to the street scene drawings, the ridge of the neighbouring property to the right is just over half the height of the proposed building, which would visually overwhelm it.</p> <p>This proposal conflicts with NPPF paragraph 135, which requires new development to be sympathetic to local character in terms of scale, height, massing, and layout. It also contradicts Kirklees Local Plan Policy LP24(a), which requires developments to respect and enhance the character of the townscape.</p>	

and enhance the character of the townscape.

The original property on this site two-bedroom brick-built terrace, not a three-bedroom dwelling as incorrectly stated in the planning application.

The proposed units are described as three-bedroom homes, but each unit includes two large double/twin rooms and a single room. Therefore at least a family of 5 could live here.

Each unit also includes a separate study, which could easily be repurposed as an additional bedroom. Also the proposed store area could be used on development or additional planning turning this into another double bedroom.

If the loss of internal storage space would likely lead to refuse and recycling bins being stored permanently at the front of the properties, resulting in visual harm to the street scene

The overwhelming situation will be on the parking! The end of the road being a cul-de-sac and this will cause issues with parking on the road and outside other peoples properties.

The parking and access layout is impractical and unsafe. There is also no planned visitor parking.

I'm strongly of the opinion that the one floor should be removed lowering the height of the properties and making them true 3 bed properties.

I also believe and as discussed the block format should become two sets of semi detached properties to enabled more parking down the side of each property and not stack parking as planned

With the current stack parking means the proposed planed pushed the properties further backwards, therefore clearly blocking neighbours views and the development becoming oversized and unsightly.

The three central properties have no direct front access, forcing movement via garden gates onto an unadopted road, which I believe is privately owned.

The site previously contained mature trees and shrubs providing visual amenity and wildlife habitat. These were removed i believe without consent or ecological survey. The site has no plans to replant the about of tress and to encourage the habitat that has already been lost due to the clearing of the site.

As mentioned I support the development of this land, but it has to be in keeping with other local properties and layouts in design and size.

In my opinion the proposal fails on so many aspects and would change the characteristics of the local area and would have a major impact on the neighbours in Robin Royd Lane

This proposal should be refused and a new smaller scheme in keeping with the area be considered.