

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?	Yes
<p>Application Reference Number: 2025/62/92206/E</p> <p>Dear Sir/Madam,</p> <p>I am writing to you on behalf of myself and my wife (resident on Robin Royd Lane for 24 years), to register our objections for the land at the end of the street (42 Robin Royd Lane). We are concerned that the application does not meet the criteria laid out in the NPPF and the Kirklees local plan legislation as laid out in LP21, LP24 and LP30 and we will present our reasoning below.</p> <p>May I first point out that the mature trees on the land were cleared without any apparent consultation or consideration for the wildlife residing there or the aesthetic pleasure they provided. This land also absorbed a great deal of rainfall which leaves us concerned about potential flooding on the street if drainage has not been taken into consideration by the developer.</p> <p>The current plans are completely out of character with the street and not in keeping with the other properties. The scale and height of the proposed properties would completely dominate the surrounding properties and many properties would be overlooked; compromising the privacy of existing residents. The proposed development would certainly not respect and enhance the character of the street and would essentially look like a small hotel.</p> <p>We are also concerned that although the proposed properties are three bedroomed, they could easily be converted to five bedrooms without further permission. The proposed plans for two cars per drive, one in front of the other, would realistically result in the residents putting one car on their drive and one on the road leading to parking congestion on the street. This will create potential safety issues for pedestrians as the road on Robin Royd Lane is narrow. This problem would be further exacerbated if the properties were converted to five bedrooms.</p> <p>Now that the land has been cleared, we are not against the development of it and feel that four properties, similar tor the semi-detached ones across the street from the land, would be appropriate and sympathetic to the character of the street.</p>	