

KIRKLEES PLANNING
DEPARTMENT-SERVICE

ROBIN ROYD LANE
MIRFIELD
WF14 0LG

PI

17/09/2025

PLANNING APPLICATION N°
2025/62/92206/E

APPLICATION. DEMOLISH OF EXISTING DWELLING
AND ERECTION OF FIVE DWELLINGS, WITH ASSOCIATED e
At 42. ROBIN ROYD LANE MIRFIELD WF14 0LG

TYPE OF COMMENT: AN OBJECTION

COMMENTS PUBLISHED ANONYMOUSLY

YES

PLANNING COMMITTEE

Thank you for giving us the opportunity to
comment. Our interest is without bias and
with respect. My wife and myself have enjoyed
living in ROBIN ROYD LANE for

May I point out that when referring to site
Plans, N°42 R.R.L is to be demolished, this
is the house attached to N°44.R.R.L.

The site plans show a N°46 which has not
existed for 45yrs. When it became N°44 inc.

When N°42 is demolished the plans
do not show how house gable is to
be finished.

2/ The position of the site is within 30mtrs of the remainder of R.R.L, a blind P2 Cul de sac with No turning point. This 30mtr length x 5mtr wide lane already struggles to serve 5 houses, and access to farm fields (requiring daily access), accompanied with visiting cars and deliveries this renders the area saturated, further vehicular use would render the lane untenable, causing danger to daily pedestrians as a busy school route.

The North side of R.R.L now accommodates 4 houses. Placing 6 houses at the South side is too compactable.

Regards the layout of the proposed site this would deliver 5 cramped house of 3 story high blocking light to ever angle and of no characteristics to existing properties.

The layout would present with a 3 story gable (containing windows) approx. 4 Foot from perimeter, extending almost the length of the garden, blocking all

3. light and eliminating an open aspect that enjoy now. This is caused by hideous tandem parking proposal, pushing the house line further back from the road. P3

We have already lost all the trees and been left with an unsightly mess. This site always lent itself to development but acceptance of this proposal would constitute blatant disregard for the existing residents.

3 stories must be a non starter.

A compromise of 2x semis in line with existing builds with side by side parking at front or rear would be preferable.

Built in a desirable fashion, I believe would render no financial loss to the developer.

Yours faithfully

NEIGHBOUR & RESIDENT OF ROBIN ROYD LANE.

P.S. Better still, occup the lot & rent some allotments.

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PLANNING COMMITTEE Q.

- 1/ I have never seen any application for permission to remove all trees and clear site. Is this required?
- 2/ I have never seen any Outline planning application to build (only detailed P.A.)
- 3/ Has there been an ecological survey carried out. If so what was the expiry date?
- 4/ How do you address presence of Japanese Knot weed?
- 5/ The plans show details of minor proposals i.e. Wooden fence, Bicycle storage, but no detail on proposed finish on gable N°44. R.R.L. when N°42 is demolished. (for planning approval)
- 6/ Is a site visit planned by planning Committee?

Enclosed S.A.E. for reply to above.