

**Sent:** 05 November 2025 19:55  
**To:** DC Admin  
**Subject:** Application No: 2024/92504

45a St Helens Gate, Almondbury, Huddersfield, HD4 6SG

Erection of two storey rear extension (within a Conservation Area)

It is with great concern that the above planning has been requested for approval, as a neighbour  
oppose for the following reasons:

This is the second application that the owner of this property has requested to increase the size of the property. The last one was on the 4th August 2024, for a bigger extension which was rejected.

**Loss of Privacy**

The size of the building would mean loss of privacy for neighbouring properties in close proximity.

**Potential damage to a host building**

Building works of skips, large vehicles delivering construction materials will struggle on the road, with steeply inclined winding lanes, potentially causing damage to walls, especially properties opposite, highways and the host building.

**Negative effect on local amenities**

The property is on a dangerous bend with a narrow footpath all the way down for residents and school children. Cars are much larger and wider and it is a serious accident waiting to happen. Construction vehicles will certainly add to this. Highway safety is a fundamental issue here.

There is a lack of need for a development of this type in the area.

Since the large property was built, King James School has had an extension with more pupils attending. The owner does not occupy the property, but rents it out to groups on a very regular basis. More bedrooms will add to the vehicles at the property.

Double yellow lines have been placed on the road to the school, but cars attending the school park on the road just below the property which have no yellow lines.

The previous application was rejected by the Highways report on access. With the stated driveway at an angle, and then saying the access is sub-standard and is not suitable for any intensification of use. Circumstances have not at all changed in relation to access.

I do hope this planning application is rejected, yet again.