11 Turnshaw Road

Kirkburton

Huddersfield

HD8 0RT

24th February 2026

The Planning Officer

Kirklees Council

Planning and Development Service

PO Box 1720

HUDDERSFIELD

HD1 9EL

Subject: Proposed Dwelling to Replace existing garage – Land off Turnshaw Road

Dear Mr Tony Stead - Planning Officer,

We are writing further to our previous correspondence regarding the planning application for the proposed cottage off Turnshaw Road, as we have not yet received a response.

We would like to reiterate that we do not oppose the principle of the proposal. However, it is essential that our property interests, access arrangements, and parking rights are properly protected before any approval is granted.

At present, there is no legal access for the proposed cottage set out within the existing deeds or covenants relating to the private drive. While we are willing to work constructively with GBV, this would be strictly on the basis that our proposed alterations are accepted and formally agreed by all relevant parties, with appropriate legal documentation in place.

We also note that some of the submitted planning documents show a red boundary line which includes land that in fact belongs to us at No. 11 Turnshaw Road. This land is not owned by GBV and should not be represented as such within the application. The highlighted Blue line is land that belongs to Number 11 Turnshaw Rd.

Red boundary in the Proposal



Actual Land Boundary for 11 Turnshaw Rd





location plan 1:1250

ADP

project: proposed dwelling to replace existing detached double garage
at: Land off Turnshaw Road, Kirkburton, Huddersfield, HD8 0RT
for: GBV Construction Ltd

title: general arrangement - as proposed
number: 25002D-05-P02
scale: 1:100
size: A3

ARCHITECTURE AND DESIGN

RIBA

In addition, we currently use three parking spaces directly outside our property (see attached image). These spaces form part of our long-standing use of the private drive, and we wish to retain these parking arrangements following any development.

3 Car Parking for 11 Turnshaw Rd



Land behind Number 7 Turnshaw Road



Drive Belonging to 11 Turnshaw Rd

(Boundary is the Fence – and we retain

The shrub area)



Land behind No 7 Turnshaw Rd



Shrub, Tree and Wall area that may

Accommodate More space on the drive



We respectfully request that these matters are reviewed and clarified within the application before any determination is made. We remain open to constructive discussion but must ensure our legal position and day-to-day use of the drive are fully safeguarded.

We look forward to your response.

Yours faithfully

11 Turnshaw Road

Kirkburton

Huddersfield

HD8 0RT

24th December 2025

The Planning Officer

Kirklees Council

Planning and Development Service

PO Box 1720

HUDDERSFIELD

HD1 9EL

Subject: Proposed Dwelling to Replace existing garage – Land off Turnshaw Road

Dear Mr Tony Stead

We are writing in relation to the recent planning application submitted for the proposed cottage on land off Turnshaw Road.

We are aware of the planning submission; however, we feel it is important to draw the following matters to your attention, as they materially affect access, land ownership, and highway safety.

We have been made aware that:

1. We have been made aware that The proposed dwelling layout includes a parcel of "void" land which is not owned by the applicant/developer.

2. The access drive serving the site is not owned by the applicant/developer. The private drive is owned by No. 11 Turnshaw Road, with existing covenants granting rights of access to No. 11 and No. 9 only.

3. The private drive is narrow and, in its current form, does not safely support vehicle turning without widening, creating potential highway and safety concerns.

That said, we would be prepared to support the proposal subject to the following changes being secured through the planning process and appropriate legal agreements:

1. The identified void land is to be repurposed as a permanent turning circle and formally incorporated into the private drive, with ownership and use clearly defined.

2. Legal access rights are to be formally granted to the new dwelling and to No. 5–7 Turnshaw Road, current retain current legal access for No. 9 & No. 11 Turnshaw Road, and secured within leases and/or covenants to prevent any future ambiguity or dispute regarding access rights.

3. The applicant (GBV Construction Ltd) is to widen the private drive where agreed & necessary, including the removal part of a retaining wall, plants and trees, to enable safe vehicle turning and to remove the need for vehicles to reverse onto or along the drive onto Turnshaw Road, thereby addressing health and safety concerns.

For clarity, the private drive must remain private, with ownership retained by No. 11 Turnshaw Road. The drive should not serve, nor be extended to serve, any additional residential or commercial properties on North Road or elsewhere beyond those expressly agreed.

We trust the above will be taken into account when assessing the application, and we would welcome these matters being addressed through planning conditions and legal agreements prior to any approval being granted.

Yours faithfully.