

View/presence on the cul-de-sac

The property will be unsightly overshadowing all the other houses below it in the cul-de-sac due to its raised position. The property is too large for the plot – although the applicant states the plot is the largest in the cul-de-sac - the cramped nature of the driveway and plot access as well as the sloping nature of the site, means the property will look oddly squeezed in. The applicant has declined to reduce the height of the property as suggested by Kirklees saying that the excavation requirements would be too difficult. What is best for the plot and the cul-de-sac should be first and foremost important rather than what would be most cost effective or easiest for the development.

Even with the new orientation of the property, and the slightly altered roof, the property will still obstruct the views from Meltham Road across the village of Marsden and to the moors and further afield which are views appreciated by the local residents and visitors to the area.

Impact on neighbouring properties

The previous planning submission was assessed not to be impeding on neighbouring properties number 3 or number 7. However the new application means that the property is much closer to the boundary of number 3 imposing on their light and private garden space due to the closeness and raised nature of the property. The new orientation of the property also means that the front face of the house is now directly facing the private garden of number 7 with all windows of the property facing towards the private garden of number 7. Even though the property is towards the back of the plot, given the raised nature of the plot and 2 storey property the windows will look directly down into the private garden on number 7 providing no privacy throughout the entire garden. Even with a fence boundary, due to the raised nature of the plot and 2 storey property there would still be a birds eye view into the private garden of number 7. The property and fencing will impact upon light and sunshine within the private garden of number 7 due to the raised position and where they are placed in relation to the path of the sun. It will also make the private garden of number 7 feel enclosed and imposed upon by the fencing and higher nature of the property sitting above.

Parking concerns

The application states there will be 3 parking spaces available. The plans are misleading. Given the very tight entrance to the driveway, the angle of the turn, and the steepness of the planned drive, there is no way that 3 cars will be able to park there. The plans also do not reflect that in creating an additional property in the land adjoining number 3 this means a shared driveway with number 3 will be required. This means that

number 3 who currently have 2 parking spaces will then only have space for 1 small car, not large enough for the size of most modern cars, significantly reducing the parking allocation for their property which is rented from the applicant. This will therefore add significant additional parking requirements from both number 3 and the new property, as well as visitors for both properties.

There is already a lack of parking in the cul-de-sac with current residents using all allocated “visitors spaces” which were included when the cul-de-sac was first developed. Residents therefore block the pavements on both sides of the entrance to the cul-de-sac and surrounding roads. This prevents access to the cul-de-sac by pavement of walking residents as well as no access for wheelchairs and pushchairs/prams. There are several young children living in the cul-de-sac as well as a Kirkless registered child minder that are forced to walk in the road putting them at increased risk of accidents. It is also hard to see people walking and especially young children when turning into the cul-de-sac due to the cars parked either side of the entrance.

The cars parked block access for Kirkless bin lorries who refuse to enter the cul-de-sac saying there is not sufficient access as the parked cars cause an obstruction and hazard. Kirkless are aware and have done nothing to resolve this issue. If the bin lorries are unable to access then emergency services will not be able to access the cul-de-sac if needed. The residents of the cul-de-sac park on Gate Head which also already has issues with overcrowding of parking with cars and vans parked on both sides of the road blocking pavement access for walking residents, wheelchairs and pushchairs, and also limits the view when driving up and round the corner of Gate Head which puts residents walking in the road (due to blocked pavement access) at increased risk. Vehicles already cannot make the tight turn around the corner of Gate Head to get into Boulder Gate at times due to excess parked cars at these points. This also limits access causing obstruction and a hazard for Kirkless bin lorries and for emergency services onto Gate Head. Indeed there was a recent incident in Gate Head where 2 elderly residents were trapped in their property during a fire and there was a delay as the fire service could not access them due to parking concerns on Gate Head around the entrance to Boulder Gate cul-de-sac. This also put neighbouring terrace properties at risk of the fire further spreading.

The police have been out to concerns over parking in Boulder Gate and Gate Head.

Development concerns

During the period of the development there will be a large number of trade vehicles and lorries needing access to the development for delivery of materials and removal of waste. Smaller vans and vehicles will further add to the parking concerns as listed

above. Larger vehicles and lorries for example for removing waste from excavation of foundations will be unable to access the cul-de-sac. We imagine they will therefore park on Meltham Road and use a crane to remove items over the boundary of the property. This will cause risks of residents walking up Meltham Road as there is no pavement on the other side of the road to use, it will block one half of the regularly used road, and will cause a risk due to the vehicles obstructing the view when driving up the hill as well as when driving into and out of Gate Head.

The process of building development will cause a significant imposition on the neighbouring properties of number 3 and 7 due to the cramped nature of the new property between these two neighbouring properties, very limited access to the property and also noise for young families in neighbouring properties of number 3 and 7 as well as the wider cul-de-sac.

Property Garden

The previous application did not have sufficient garden space for the size of the building and this garden space was overlooked by Meltham Road. The plans are misleading as the new orientation means the garden is still directly overlooked by residents walking up Meltham Road as Meltham road is raised in relation to the property and garden.

Although there is a very small narrow patch of a neighbours garden between the property and Meltham Road, this is not large enough and there are no bushes or trees preventing people looking directly down into the property garden when walking up the road. It is likely that the increased garden space in this application is mostly sloped and unusable garden.

Drainage concerns

There are already issues with run off from Boulder Gate onto Gate Head at the bottom of number 8 causing excessive water running onto Gate Head putting residents walking, using wheelchairs and pushchairs at risk, and also in bad weather causing excess ice and snow for vehicles and residents. Having an additional property removing the possibility of rain water to drain into the ground on the largest plot in the cul-de-sac will further increase these drainage issues.

Pest problems

There are already pest control problems in the area with Kirklees recently attending to deal with rats in drains in and around Boulder Gate and Gate Head. Additional property

being added with additional waste causes increased concerns of potential for further pest problems.