

Address: 82, Marsh Lane, Huddersfield, HD8 8AS

About the application

Application number: 2025/93528	
What is the application for?:	Demolition of existing dwelling and annex and erection of 3 detached dwellings w
Address of the site or building:	80, Marsh Lane, Shepley, Huddersfield, HD8 8AS
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

With regards to the proposed development adjacent to my property, specifically in relation to the impact on established boundary privacy and the risk posed to existing mature trees along the shared boundary.

My property currently benefits from a long-established natural boundary formed by mature trees and vegetation. These trees provide the only effective visual screening between my home and the neighbouring land and are fundamental to my privacy, outlook, and residential amenity.

The submitted plans indicate that a new access road is proposed in close proximity to this boundary. I am particularly concerned that the construction and long-term use of this road will directly encroach upon the Root Protection Areas (RPAs) of the existing trees. It is well recognised that road construction, ground compaction, excavation, and changes to drainage within RPAs place trees under significant stress and can ultimately lead to decline or failure.

Should these trees be damaged or lost as a result of the development, this would permanently remove the established visual barrier between my property and the site, resulting in a substantial and unacceptable loss of privacy. This harm would not be temporary but enduring, and could not be easily mitigated once the trees are compromised.

In this context, I believe the proposal places my property's established assets at risk. While elements such as the relocation of signage or internal site features may be flexible within the scheme, the loss of mature boundary trees would represent a disproportionate impact on neighbouring residential amenity.

I respectfully request that the planning authority gives serious consideration to:

- Re-siting or moving the proposed access road further away from the shared boundary to fully protect tree root systems
- Requiring a robust arboricultural assessment and enforceable tree protection measures
- Imposing planning conditions for permanent boundary mitigation, such as a maintained buffer zone, substantial fencing of an appropriate height, and/or reinforced hedged planting to preserve privacy
- Ensuring that no works take place within the RPAs of existing boundary trees

I ask that these concerns be fully taken into account when determining this application, and that appropriate conditions or design amendments are required to protect neighbouring amenity and existing natural boundaries.