

## About the application

Application number: 2026/62/90452/e	
What is the application for?:	Erection of dwelling and associated works
Address of the site or building:	Land adj, Lower Common Lane, Scissett, Huddersfield, HD8 9HL
Postcode:	

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
FORMAL OBJECTION TO PLANNING APPLICATION – 2026/62/90452/E Proposed Erection of a Single Dwelling at Nortonthorpe Sports Club	
Dear Sir/Madam,	
<p>I write to formally object to the above planning application. While I recognise the applicant's aspirations to support Nortonthorpe Sports Club, I have serious concerns about the detrimental impacts this development would have on neighbouring residential amenity, the character of the area, and the ongoing operation of the adjacent sports facility.</p>	
<p>1. Harm to Residential Amenity – Overlooking and Loss of Privacy</p> <p>The proposed large, three-storey, four-bedroom dwelling would occupy an elevated position, resulting in direct and harmful overlooking of neighbouring properties and gardens. Despite window placement amendments, the combination of height, scale, and topography would materially reduce privacy for nearby terraced houses and a lower-level bungalow. This loss of privacy cannot be mitigated through design alone.</p>	
<p>2. Overbearing Scale and Dominance</p> <p>The dwelling is excessive in scale for its context. Its three-storey height on sloping land would create an oppressive, dominant presence over the adjacent bungalow and surrounding lower-rise terraced properties. Such vertical dominance is incongruous with the established local character, eroding the area's cohesive identity.</p>	
<p>3. Incompatibility with Local Character</p> <p>The substantial, detached dwelling represents a clear departure from the prevailing built form. Its introduction contributes to gradual suburbanisation, undermining the established character and cohesion of the locality, contrary to policies requiring development to respect its context.</p>	
<p>4. Risk of Future Conflict with Nortonthorpe Sports Club (Agent of Change)</p> <p>The proposed dwelling is too close to the sports club, an active community facility. The</p>	

The proposed dwelling is too close to the sports club, an active community facility. The application underestimates the potential for conflict between new residents and existing recreational activities, particularly the annual Bonfire Night event held nearby.

Risks include:

Noise and increased vehicular activity from organised events

Temporary lighting, fireworks, and amplified sound

Congregation of people

Future complaints from residents could restrict or even halt such events, directly harming the sports club's fundraising and social functions. The application provides no noise assessment, mitigation strategy, or legal safeguards to protect these community activities, contravening the Agent of Change principle.

Any permission would need binding conditions to ensure:

Continued use of the sports club for events

Awareness of residents about proximity to a functioning community venue

Protection against unreasonable future complaints

Without such safeguards, the proposal risks undermining the sports club's long-term viability and flexibility.

#### 5. Highways Safety Concerns

Significant safety issues arise from the proposed access. The applicant claims use of an "existing access" from Lower Common Lane, but no formal or usable access exists. The strip described is overgrown and unsuitable for vehicles. Key concerns include:

Inadequate visibility splays and site lines

Proximity and conflict with a busy day nursery

Potential clashes with adjoining property access

A planning/highways officer has already raised objections, highlighting the proposal's failure to meet safety standards.

#### 6. Construction Phase

The application provides no clear access strategy for construction. The proposed access is unsuitable for heavy vehicles or machinery, and alternatives, such as Springfield Avenue, are private and in poor repair. Construction traffic could damage roads, create hazards for residents and nursery users, and exacerbate existing infrastructure deficiencies. The lack of a safe, deliverable construction plan raises serious feasibility and safety concerns.

#### 7. Limited Weight of Claimed Community Benefits

While the application emphasises financial benefits to the sports club, these are unsecure and speculative. They carry little weight compared to the demonstrable harm to residents, local character, highways safety, and sports club operations.

#### Conclusion

The proposal would cause unacceptable harm to residential amenity through

overlooking, privacy loss, and an overbearing presence. It is out of character with the area and poses a significant risk of future conflict with the adjacent sports club, threatening its activities and fundraising.

Highways safety and construction access are also inadequately addressed, creating real risks for residents and road users. These issues are concrete, lived impacts on the local community.

The limited and speculative benefits to the sports club do not outweigh the significant harm identified. I therefore respectfully request that the application be refused.

Yours faithfully.