

Address: 17, Kenyon Bank, Huddersfield, HD8 8TD

About the application

Application number: 2026/90452	
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?	No

I wish to raise concerns regarding the proposed dwelling, specifically pertaining to accessibility and entrance to the subject land. Access is currently provided via a pedestrian pathway, which constitutes a private right of way. The entrance to this site is notably narrow and bordered by neighbouring property boundaries.

It appears impractical to turn into this entrance without encroaching upon adjacent properties or moving onto the opposite side of the road, potentially impeding oncoming traffic and access to the Nursery situated opposite. The proposal and associated plans do not seem to address these spatial constraints, nor do they indicate any safety measures that would facilitate convenient and secure entry for future residents while upholding the privacy and safety of current occupants.

Should access be modified to accommodate four vehicles, there will likely be implications for both the safety and function of the existing private right of way. Such alterations could introduce additional safety risks for road users and pedestrians on Lower Common Lane.

The private right of way is situated between two property entrances at the junction of Lower Common Lane and Barnsley Road. Although the sports club is the closest building to the proposed development, several neighbouring residences may experience direct impacts due to the scale and access requirements of the new structure.

Significant disruption during excavation and construction phases is anticipated, given the limited access to the site, with potential adverse effects on nearby properties and businesses. It appears unlikely that heavy vehicles could access the land without infringing on neighbouring parcels. Increased traffic associated with the development may also pose risks for the Nursery opposite, especially concerning pedestrian and child safety.

This junction serves multiple users, including access to homes on Barnsley Road, a Nursery car park, and two private properties, all within a compact area. Introducing another property entrance could exacerbate existing congestion, affecting traffic flow, parking, and pick-up/drop-off activities at local schools and the nursery.

The proposed building design deviates considerably from the architectural character of surrounding properties, potentially leading to marked changes in the area's appearance and landscape. With a height exceeding three storeys, the structure could be perceived as imposing and incongruent with the established environment.

Clarification is required regarding the status of pedestrian rights of way post-development, particularly concerning continued access to the sports club and neighbouring properties. Will pedestrians retain the ability to use the right of way as access to the sports club?