

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

This planning application although goes in to great detail about the proposed dwelling its eco friendly credentials, design features and acceptable placement within the surroundings it places no such emphasis on the actual and more important access to this property.

Having visited the proposed site it is obvious that there are many constraints that have not been addressed.

1. The actual entry point on Lower Common Lane. This is between a stone wall belonging to Laurel Bank and the open driveway to the bungalow at no.1. How are the these two driveways to be kept separate especially during construction.
2. The 12ft width of the existing pathway is bordered by a mixed mature hedgerow with an undefined boundary to one side and a wooden fence on the other making it a corridor with limited visibility.
3. The incline up towards the opening out of the site gets steeper over the 45m access with a sharp left turn into the site behind the boundary fence of no. 1. Again making visibility a problem. The area on the boundary side of the garage at Laurel Bank has a substantial drop off which will require a retaining wall along the proposed access.
4. This 12ft wide access pathway and an 8ft strip behind the boundary fence carries a private easement therefore how are pedestrians and vehicles to be safely kept apart.
5. The Scope of Easement is usually fixed by its original grant and cannot be altered to create a substantial increase in the burden of the land. Maintenance is allowed but not to increase scope of use as easements are restricted to their original use.
6. The building site itself will prove difficult to manage because of the size of the development in ratio to size of the land. How will machinery and supplies be stored whilst building in a confined space. At groundworks stage how will lorries manoeuvre alongside other equipment and enter or egress the site safely .This may mean smaller delivery lorries but that means more visits. This proposed access is single file traffic and the length again causes visibility issues and dangerous reversing manoeuvres at all stages of use. Vehicles will inevitably have to queue on Lower Common Lane opposite Hillside House Day Nursery to enter the site.

I think these are enough reasons to give this proposal absolute scrutiny and a site visit is a must to understand the complexities and safety issues involved but after my visit I STRONGLY OBJECT TO THIS APPLICATION