

Address: 11 B Batley Field Hill Batley

Search application details

Application number: 2026/90605	
What is the application for?:	Erection of detached garage
Address of the site or building:	rear of, 11b, Batley Field Hill, Batley, WF17 0LE
Postcode:	WF17 0LE

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Response to Planning Objection

I respectfully wish to respond to the concerns raised in the objection statement.

Access to the Rear Garden

The statement suggests that the proposed garage would obstruct or significantly restrict access to the rear gate. This is not accurate. The original site layout does not provide for access across my land (driveway) to the neighbouring property. However, for the past ten years, I have permitted the occupier of 9A to use part of my private driveway for storage and refuse bins as a gesture of goodwill.

Furthermore, despite there being no legal requirement to do so, I had intended to leave approximately three feet of access alongside the rear of proposed garage to allow continued access to the rear garden. This arrangement was not included in the original site plan and represents an additional concession on my part.

Impact on Sunlight and Daylight

The proposed a garage pre assembled concrete garage, has a standard eaves height of 6 feet 6 inches (1.98 metres), which is typical for a domestic garage structure. Given its modest height and location, I do not believe the development would result in any significant loss of natural sunlight or daylight to the neighbouring property given that the paneled fence which the 9A property has on the rear is about 5 feet tall. The proposal is proportionate and consistent with similar domestic developments.

Sense of Enclosure and Residential Amenity

The garage is designed as a single-storey structure with standard residential dimensions. Its scale and appearance are in keeping with the surrounding area and are not considered excessive. As such, any impact on neighbouring amenity or sense of enclosure would be limited and should be assessed in the context of a normal residential development.

Management Company Consent

While the objector refers to their position as a director of KOZEE PLACE MANAGEMENT COMPANY LIMITED, this planning application should be assessed on its planning merits. The existence of differing views between directors of the management company is a private matter and is not, in itself, a material planning consideration.

For these reasons, I respectfully request that the planning authority considers the application based on the relevant planning policies and the actual impact of the proposed development, rather than on matters relating to private access arrangements or internal company disagreements.