

About the application

Application number: 2026/91063	
What is the application for?:	Re-instatement and repair of existing building including alterations to roof and
Address of the site or building:	382, Huddersfield Road, Mirfield, WF14 9DL
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
I object to this planning application. This is all stated in the Design & Access Statement. Reinstatement and repair of existing building. It has been completely demolished and rebuild but not to the same dimensions, position or materials. What exactly is this enclosed `courtyard`? its all part of the buildings internal area, that has been recently built without any planning permission in place. The two large gable ends have been built without planning permission being granted. These look like unsafe structures at this moment in my own opinion. How can a shop in that location `not be expected to materially increase parking beyond the historic pattern associated with the site`. How can it not increase parking? With staff, customers and loading up to 11pm at night. Materials will be selected to match or compliment the original building particularly through the use of stone faced external walls. The East South East elevation Right gable wall was previously in stone ,its been demolished and built in concrete blocks instead, this is not in keeping with the surrounding area. Pedestrian Access. A railing at the front does not seem adequate , there does not seem to be enough room. Where the hand rail located? Where is the convex safety mirror going to be located? A shop in that location will be a danger to customers ,staff and delivery drivers.	

Loading will block road in front of the shop for the residents that live past the shop. Will the residents just have to wait around 10 minutes to get access out of their own road?

Policy LP24

`Must protect the living quality and light of nearby homes`.

There are 3 residential homes directly behind this location that will have the light and living quality decimated from the height of the newly built gable ends.

Policy LP21

Ensures that the site that can be entered and exited by all transport modes including delivery trucks without causing traffic or safety hazards.

it does not meet the criteria for deliveries.

Drawing id 1135704 show the height as 4681mm

There seems to be 3 sets of drawings.

The existing. previously

The existing that has been built without planning permission .

The proposed.

Proposed height is 4681mm

The as built now without planning permission is 5231mm

There is no heights of the previous building.

There is a public right way steps upwards next to this building ,this not shown on any drawings.

The measurements shown do not include this public right of way or the height of the steps.

There is no datum line from which the measurements are taken.

The submitted plans seem to contain significant inaccuracies that could give a false and distorted impression.

The 1 to 50 scale used only works on a specific size of drawing being A1 .Further dimensions need to be added to the plans.

All Dimensions are approximate and TBC on site by the contractor.

This wording is a licence to build whatever size building you so wish.