

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

Dear Sir/Madam, I wish to formally object to the planning application for 382 Huddersfield Road, Mirfield, WF14 9DL, for the following reasons:

Retrospective works: Significant works had already taken place and the development appears to be nearing completion before planning permission has been applied for. This has had multiple applications.

Unclear proposed use: The application does not clearly explain the intended use of the property. The building has been vacant for over 40 years, and insufficient information has been provided to assess the likely impact on traffic, parking, noise and neighbouring residents.

Public right of way: The property directly borders a public right of way. The scale and position of the development create an overbearing sense of enclosure and raise concerns about obstruction or encroachment during and after construction. This should be fully assessed under the relevant Kirklees Local Plan and NPPF policies.

Residential amenity: The development is approximately 8 metres from the northern boundary and would have an unacceptable overbearing and visually intrusive impact on neighbouring homes. This is contrary to the requirements of Kirklees Local Plan Policy LP24 regarding residential amenity.

Inadequate plans: The submitted drawings do not accurately show the full nature, levels and scale of the development, particularly the subterranean rear elevation.

Accurate plans and sections are required before the application can properly be assessed.

Parking and highway safety: There is no adequate off-street parking provision. This is likely to increase pressure on surrounding roads and create additional highway and parking problems, contrary to the principles of Kirklees Local Plan Policy LP22 and relevant NPPF requirements.

Out-of-character design: The proposed dormer roof is excessive and out of keeping with the established character of Huddersfield Road. It would have a harmful visual impact and fails to properly respect the existing street scene, contrary to Kirklees Local Plan Policy LP24.

Does not meet LP21 policy.

Does not meet LP22 policy.

Does not meet LP24 policy.

I feel if this application is passed, it will cause a HSE disaster in the future. A public shop cannot access straight into a highway. The general public, staff and deliveries will be in danger. A convex mirror at the bottom the public footpath will not save anyone.

For these reasons, I believe the proposal would cause unacceptable harm to residential amenity, highway safety, local character and the public right of way. I strongly urge Kirklees Council to refuse the application in its entirety.