

About the application

Application number: 2026/91485	
What is the application for?:	Re-instatement of previous dwelling with associated alterations
Address of the site or building:	7/9, Track Road, Batley, WF17 7AE
Postcode:	WF17 7AE

User comments

Type of comment: A general comment	
Do you wish your comments to be published on the website anonymously?	Yes

I have no objections in principle to the proposal to reinstate the dwelling back to two properties.

However, as listed below, in safeguarding the interests of all local residents and my own property, I have concerns regarding access and potential adverse impact upon neighbouring households.

For clarity, the access road to the proposed property is privately owned and fully shared between the homeowners of 1, 3, 7/9, 11, and 13.

The narrow private access road is not suitable for heavy volumes of traffic, nor industrial machinery and trade vehicles should not block this road during building works.

My own property blind backs on to the access road, and with a vulnerable low level window exposed to risk. Vehicles blocking this main source of light would be problematic, plus my property should not be utilised for resting building materials upon etc., as I have previously experienced.

Shared service pipes and drains need protecting from damage. Sewers under the access road may be unsuitable for an additional dwelling, adequate assessment is required. It is assumed that other services such as gas, electricity and telecommunications etc., are already in situ. Additional consent may be needed from all homeowners and/or legal users for any works to the private road or services, and also from service providers.

The plans appear to show two car parking spaces available per property; this is inaccurate. There is really only space for one vehicle per household. The bottom of the access road should not be used for parking overflow.

An increase in households/residents may therefore impact upon parking on Track Road. Track Road is a public highway, but on street parking is already at a premium. It is also hoped that trade vehicles, skips, or plant machinery etc., do not monopolise this further.

It is expected that building works will not be undertaken during anti-social hours nor cause any noise or environment pollution. This is a tiny enclave where sound travels easily for residents, so would be highly disruptive.