About the application

Application number: 2026/91506	
What is the application for?:	Erection of single storey rear extension and front porch to existing barn/outbui
Address of the site or building:	Land adj, 114, Marsh Lane, Shepley, Huddersfield, HD8 8AS
Postcode:	HD8 8AS

User comments

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

We write to object to the proposed planning application for 2026/91506 in its current form, specifically given the relocation of the site entrance to a position directly opposite as this is not fully detailed in the application. Our current objection is based on the following material planning considerations:

1. Accuracy of submitted plans and topography
• The topographical information and site context shown are outdated and do not reflect existing neighbouring properties or the newly approved housing development adjacent to the proposed entrance.
• We request that the application be revised to include accurate, up-to-date topographic surveys and site plans showing all neighbouring properties, including our own, and the housing development which was designed by the applicant's consultant. This is necessary to enable a fair assessment of impacts.

2. Lack of specific dimensions and siting detail
• The application does not clearly show the precise location, orientation, and dimensions of the proposed entrance in relation to our or any other curtilage.
• From the information provided, the entrance appears to be sited directly opposite our lounge window and primary living spaces. Clear, scaled drawings are required to evidence the exact position and relationship to our property.

3. Residential amenity: privacy and light glare
• Placing the entrance opposite our driveway, garden, and front facing living room windows (as it looks to appear) would potentially result in an loss of privacy, with vehicles passing immediately in front of our primary habitable rooms.
• We are currently worried about potential headlight glare from vehicles entering and exiting along a new elongated access route, which would shine directly into our living spaces for extended periods, particularly during darker hours.
• Currently, vehicles drive around the existing structure to the entrance/exit, this means there is no direct path to a neighbouring property.
• The proposed access would presumably form the main entrance/exit to the property, for agricultural machinery for the farm the property is located on, and also for caravans

for agricultural machinery for the farm the property is located on, and also for caravans and cars accessing fields regularly used for camping, it would also be helpful to make this clear if this is indeed the case.

4. Highway safety and on street parking implications
• Introducing a new or relocated access in closer proximity to the new housing development may risk exacerbating visibility constraints and traffic volumes in this area.
• We are also concerned that large vehicles turning into an access point directly opposite our property may impede our ability to park outside our home and could introduce additional manoeuvring hazards on the carriageway. It should also be noted that plot 1 for application 2024/91202 only contains off-road parking for one vehicle, it is therefore likely cars for habitants and/or guests will need to be parked on Marsh Lane, and it is unclear from the application the impacts this may have.
• We would welcome clarification as to whether the proposed planning application is anticipated to generate additional traffic movements entering Marsh Farm through the proposed access point, and, if so, the extent of any projected increase (we feel that understanding any planned changes would enable us to understand the impact to us if there are any).

5. Existing entrance arrangement
• We would like to make it abundantly clear we have no objection to the proposed barn conversion itself. Our concern is strictly limited to the proposed relocation of the site entrance.
• The existing entrance location is acceptable as it is not directly adjacent to our property or driveway and aligns with a boundary wall between us and our neighbour, thereby minimising amenity and safety impacts.

Requested actions
That the application be refused at this stage and resubmitted with:
• Accurate, up-to-date topographical and contextual information.
• Clear, scaled drawings showing the exact location, dimensions, and alignment of the proposed entrance relative to all other neighbouring properties.
• An assessment of residential amenity impacts (privacy, glare, noise) and a proportionate highway safety appraisal addressing interaction with the new Marsh Lane housing development and on-street parking.
• Clarification as to whether the proposed planning application is anticipated to generate additional traffic movements entering the property/ Marsh Farm through the proposed access point, and, if so, the extent of any projected increase.

We also note that the appointed design consultancy is closely familiar with the immediate context, having designed the neighbouring housing development (approved under 2024/91202) opposite the farm The omission of our property, and the new development from the submitted plans is therefore of particular concern and should be rectified to allow a transparent and accurate assessment.

In the absence of accurate information and given the potential adverse impacts on residential amenity and highway safety, we respectfully request that the application be declined and returned for revision. It should also be noted the council have not added a notice about this application to a neighbouring lamppost as per their required process.