

### About the application

Application number: 2026/91625	
What is the application for?:	Erection of detached dwelling with associated access and parking
Address of the site or building:	adj, 49, Hopton Lane, Mirfield, WF14 8JP
Postcode:	WF14 8JN

### User comments

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

Summary of some objections to building application 2026/62/91625/E.

Much is made of this being a modest bungalow when it is a 2 storey building covering an area much larger than any property in the area, certainly about 4 time the footprint of my adjacent property and bungalows. Documents say this is a low profile bungalow, I describe this is as a huge 2 storey building not in keeping with surrounding properties. Drawings suggest part of the application is to remove part of the probably 100+ year old wall at the access point to make the access point larger. I am unsure if permission should be sought, but Mr Auty did this in November 2025. Application asks, is a new or altered vehicular access proposed to or from the public highway, answer NO, this was completed between applications.

Access is in a dangerous place being right next to a well used bus stop with a further bus stop nearly opposite. This very busy road has regular accidents and sadly in recent years a fatality. The current speed calming measures do not seem to slow traffic. There is no parking outside the access point, any build would cause chaos with extra vehicles, a real danger to the local elderly residents and families.

My family have lived in our house for over 30 years. The main reason for buying the house was it's privacy. This very large build would destroy that privacy with it being so close to my property and not least with the 5 windows on 2 floors looking directly into my garden and my home. This would be very intrusive impacting negatively with my family's enjoyment of our home and therefore our mental health, I do not say this lightly.

With the location and sheer size of the property we will lose our views and light, as will the other 10 properties adjacent.

Much is made of the conservation of trees etc (I agree with conservation). Mr Auty cut down many conifer/pine trees prior to the first application which ran along the fence at the rear of houses on Hopton Avenue. In January 2026 he cut down a blue spruce tree. The application seems to greatly underestimate the spread of tree roots. 'Monkey puzzle' tree roots spread up to 3 times the span of the branches, this would put both mine and Mr Autys' tree roots at the centre of this build. Several other adjacent trees roots will also be effected by this build causing damage and reducing the integrity of these well established trees.

The current garden and surrounding gardens of the 11 adjacent properties are an oasis for wildlife. Bats feed around these gardens as do Owls and many other species of birds, hedgehogs, foxes, mice, newts and frogs etc. Many live in this area, these animals and all the insect life supporting them would be greatly impacted in my opinion.