

About the application

Application number: 2026/91763	
What is the application for?:	Erection of 40 residential dwellings and associated works
Address of the site or building:	Land off Barnsley Road, Denby Dale, Huddersfield,
Postcode:	LS23 7BA

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
The separation distances between existing houses on the northern boundary and habitable rooms of the proposed new dwellings are at odds with KC Local Plan Policy LP24. The Housebuilders Design Guide 7.19 states 'For two storey houses typical minimum separation distances are advised at .. 21m for windows of habitable rooms', and 7.21 'Longer distances between buildings may be necessary if .. steep topography on the site, which presents challenges relating to overlooking'. Currently there are separation distances with existing houses at 12m & 13m.	