

Address: 12, Ash Well Grove, Huddersfield, HD8 8GP

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?	No

I wish to object to Planning Application 2026/62/91763/E.

My property is within The Willows development adjoining the application site.

My concerns relate to the proposed layout, the effect on neighbouring living conditions, privacy and overlooking, noise and disturbance, and the increased intensity of development compared with the previously approved 30-dwelling scheme.

A previous scheme for this site, submitted by a different developer, provided for 30 dwellings. The current proposal seeks 40 dwellings. I am concerned that this increase in density has resulted in a more intensive relationship with the existing homes adjoining the site.

In particular, the current proposal places a two-storey apartment building containing six flats opposite our home. Previous proposals for this part of the site appeared to provide a much less intensive relationship, with an individual dwelling positioned largely side-on to the existing development.

Privacy is a particular concern. Our home has large glazed bifold doors serving the kitchen/living area, together with a private garden and balcony facing towards the application site. The proposed apartment building introduces multiple habitable-room windows opposite this aspect of our property, creating greater potential for overlooking than a side-on individual dwelling.

I therefore ask the Council to consider the position and orientation of windows, relative ground levels and actual sightlines between the proposed apartment building and the existing homes, gardens and balconies.

I am also concerned about the increased concentration of residential activity in this location, including residents, visitors, deliveries, vehicle movements and associated parking activity. I ask the Council to consider the potential for increased noise and disturbance arising from locating a six-flat apartment building directly opposite existing homes.

I am not objecting to residential development of the site in principle. My concern is whether increasing the scheme from the previously approved 30 dwellings to 40 has resulted in an unnecessarily intensive relationship with the neighbouring development.

I ask the Council to consider whether a layout closer in density to the previously approved scheme, and in particular a lower-density or differently orientated form of development opposite the existing homes, would provide a more appropriate relationship and better protect privacy and residential amenity.

I respectfully ask that the siting and form of the proposed apartment building opposite the existing development, together with the overall density proposed, are reconsidered.