

Address: 23, Inkerman Way, Huddersfield, HD8 8UU

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: A general comment	
Do you wish your comments to be published on the website anonymously?	No

Noise disturbance

My property is located on Inkerman Way, directly on the northern border of the site. The construction work associated with the development is likely to be ongoing for several years and will create significant noise and air pollution to bordering properties. Please ensure all reasonable measures are taken to mitigate this including restricted working hours, use of electric power tools instead of petrol tools and compressors,

Effect on living conditions

The plot numbered 27 is shown on the plans as 21m separation from my property (23 Inkerman Way). This is the lower limit of the separation distances in the planning guides (Kirklees Housebuilders Design Guide SPD). Plot 27 faces my property directly and the land slopes steeply causing it to overlook living and bedroom areas of my property (see document 2026-91763_ Proposed Site Sections_1151092 - Site Section C-C). In section 7.21 of the Kirklees Housebuilders Design Guide SPD it states - "Longer distances between buildings may be necessary if: Steep topography on the site, which presents challenges relating to overlooking". The plan provides no mitigation for the severe overlook contrary to the guidelines.

In addition, the new development is directly south of my property and owing to the steep slope of the land and proximity of plot 27, there is a significant reduction in natural sunlight. In winter months all direct sunlight will be blocked.

These breaches of the guidelines could be addressed by increasing the separation, reducing the elevation or re-orientation of the houses (so as not to face directly).

Effect on neighbouring properties

The steep topography and underlying geology of the area being developed increase the flood risk to my property. Mitigation has been proposed in the use of a dwarf wall (600mm) and French drains on the northern border directly next to my property. The plan also references a feather edge board (1800mm) on the same border, but it is not clear how this will work along with the dwarf wall. Please clarify.