About the application

Application number: 2026/92222	
What is the application for?:	Erection of detached dwelling
Address of the site or building:	adj, 1, Albany Drive, Dalton, Huddersfield, HD5 9UR
Postcode:	

User comments

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

Formal objection to Planning Application 2026/92222
Land next to 1 Albany Drive, Dalton, Huddersfield

Dear Planning Officer,

I strongly object to the proposed four-bedroom detached house.

My objection is based on the following planning concerns.

Road safety and access

Albany Drive is a narrow cul-de-sac. Parked cars often make the road wide enough for only one moving vehicle.

Refuse vehicles and other large vehicles already have difficulty getting through. The new house would create extra traffic and another driveway close to the junction with Albany Road and the nearby bus stop.

I ask the council's Highways Officer to visit the road when cars are parked and assess:

* The safety of the proposed access.
* Whether vehicles can enter and leave safely.
* The effect on existing parking.
* Access for refuse and emergency vehicles.

Parking

The proposal is for a four-bedroom house with three parking spaces, including an integral garage.

Garages are not always used for parking. If the household has more vehicles than can

Garages are not always used for parking. If the household has more vehicles than can fit on the driveway, this could add to the existing on-street parking problems.

Size and appearance

This is a large four-bedroom property on a small, wedge-shaped plot.

Although the applicant describes it as having reduced eaves, it is still a two-storey house with bedrooms and dormer windows within the roof.

I believe the building would look cramped, dominant and out of character with the surrounding semi-detached houses and nearby bungalows. Its position on the corner of Albany Road and Albany Drive would make it especially noticeable.

I do not believe the proposal respects the existing character, spacing or appearance of Albany Drive.

Privacy, light and outlook

The height and position of the proposed house could cause overlooking, shadowing and a loss of privacy, light and outlook for neighbouring properties.

The applicant says that suitable distances would be maintained. However, I ask the council to check the exact distances and assess the effect on the homes opposite and next to the site.

Wildlife and loss of trees

Residents have regularly seen bats using the area around the plot and the trees which previously stood there.

Those trees have now been removed. The applicant describes the land as maintained grass with limited ecological value. This does not fully consider the previous trees, the bat activity witnessed by residents or the site's possible value as a wildlife route.

I ask the council's Ecologist to assess the proposal and decide whether a proper ecological or bat survey is needed before the application is determined.

Drainage

The land slopes down from Albany Drive towards Albany Road.

The applicant proposes using a soakaway, but the supporting document says this is subject to satisfactory testing. I am concerned that building over much of this small plot could increase surface-water run-off.

I ask the council to require and assess the drainage test results before making a decision.

Construction work

The site is close to residents and Kirkwood Hospice. Construction vehicles, heavy machinery, noise and dust could cause serious disruption.

If permission is considered, there should be strict controls covering working hours, delivery times, dust, noise and where construction vehicles can park.

For these reasons, I respectfully ask Kirklees Council to refuse Planning Application 2026/92222.

I believe the proposal is too large for this constrained plot and could harm road safety, parking, local character, residential privacy, drainage and wildlife.

Please take my objection into account, including if the applicant later submits amended plans or additional information.

Yours faithfully,