RESPONSE TO REPRESENTATIONS

location	Land to West of 1 Albany Drive, Dalton, Huddersfield, HD5 9UL
application	Erection of a detached Dwelling.
client/applicant	Mr C Miller & Mr L Lambrou
job number	26/1335
date	October 2026

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On behalf of the applicants, we wish to respond to the objections received in respect of the above application.

Whilst the concerns of neighbouring residents are acknowledged, we consider that the representations do not demonstrate any substantive planning harm that would justify withholding planning permission.

The application is supported by detailed drawings and a Planning Supporting Statement which demonstrate that the development is appropriate in principle, scale, design and location.

PRINCIPLE OF DEVELOPMENT

The application site is located within an established residential area, outside the Green Belt and any conservation area.

The proposal represents a modest windfall housing opportunity, making effective use of an otherwise undeveloped parcel of land within an existing settlement.

The principle of sustainable residential development is supported by both national planning policy and the Kirklees Local Plan.

The delivery of an additional family dwelling should be afforded positive weight in the planning balance.

HIGHWAYS, ACCESS AND PARKING

The concerns regarding existing parking pressures and highway conditions along Albany Drive are noted. However, these alleged issues are existing circumstances rather than issues arising directly from the proposal. We also note no issues when assessing current, recent and historical aerial images of Albany Drive.

The development is for a single dwelling only, with three dedicated off-street parking spaces, including an integral garage. The proposed access benefits from good visibility, and the additional vehicle movements associated with one dwelling would be limited. Albany Drive is a cul-de-sac not a through road and as such has limited vehicle movements.

There is no substantive evidence accompanying the objections demonstrating that the proposal would result in an unacceptable highway safety impact or a severe residual cumulative impact on the road network. We therefore maintain that the proposal is acceptable in highway terms, subject to the LPA's assessment.

DESIGN, SCALE AND RESIDENTIAL AMENITY

Contrary to suggestions that the dwelling would be excessively large or out of character, the design has been specifically developed to minimise its visual impact. The design has been specifically work to the site constraints, considering the immediate locality and other nearby dwellings.

The ridge height of the proposed dwelling has purposely been kept below the adjacent dwelling.

The reduced eaves height and accommodation within the roof space further limits the proposed dwellings overall massing and height.

The positioning, orientation and window arrangements have also been carefully considered to minimise overlooking and protect neighbouring residential amenity. The proposed North East elevation contains no habitable-room windows.

Whilst some change to neighbouring outlook is inevitable with residential development, this does not automatically constitute unacceptable planning harm. We maintain that the proposal achieves an appropriate relationship with surrounding properties and complies with the design objectives of Local Plan Policy LP24.

ECOLOGY, TREES AND LANDSCAPING

The concerns relating to previously removed trees are acknowledged. However, the current application must be assessed against the relevant planning considerations and the development now proposed. As previously confirmed the trees were removed prior to my clients, the applicants, owning the site, they cannot control this and should not be punished for this.

The submitted scheme incorporates new boundary planting, private garden space and opportunities for biodiversity enhancement. The applicants remain willing to consider additional ecological measures, including bird and bat boxes, should these be recommended by the LPA's Ecologist, this could be addressed via a formal condition.

DRAINAGE AND SUSTAINABILITY

The application includes a proposed surface-water soakaway, subject to satisfactory percolation testing, together with foul drainage connections subject to the relevant YW connection approval.

Furthermore, the development incorporates solar photovoltaic panels, an air-source heat pump, electric vehicle charging, a high level of air tightness and enhanced thermal insulation. These measures, considered as a whole, demonstrate a clear commitment to delivering an energy-efficient and sustainable dwelling.

CONSTRUCTION IMPACTS

Concerns regarding construction noise, deliveries and temporary disruption are understood, particularly given the proximity of neighbouring residents and Kirkwood Hospice, which is a highly valued and respected organisation within the Kirklees district. However, construction activity is temporary and can be appropriately managed through reasonable planning conditions and considerate site management. Such concerns should not, in themselves, prevent an otherwise acceptable development.

CONCLUSION

The objections largely relate to existing highway conditions, the previous appearance and use of the land, and anticipated changes to neighbouring outlook. Whilst these views are respected, they must be distinguished from demonstrable adverse planning impacts arising from the development itself.

The submitted application demonstrates that the proposal is a carefully considered, appropriately designed and sustainable residential development, which would make a positive contribution to local housing provision, in an authority that is currently unable to demonstrate an adequate housing supply.

We contend that the representations submitted do not identify sufficient planning grounds to justify a refusal of the submitted scheme and request that the application be determined favourably, having regard to the submitted supporting information and relevant development plan policies.

Should any further information be required please do not hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.