

Planning ContactCentre

From:
Sent: 16 September 2026 20:15
To:
Cc:
Subject: Planning application number 2026/92376 for 3 Chessington Drive Flockton WF4 4TJ

To whom it may concern, we are writing with regards to the planning application number above & would like to ask a few questions regarding the outbuilding.

Firstly, I know this is listed as an outbuilding for now, but the owners have said in public that it's not going to be an outbuilding but a Habitable dwelling for their parent, this isn't anything we object to as such, but we are extremely concerned that if the footings are to go down far enough so the outbuilding can be changed to be used as a habitable dwelling once built, then would this cause issues for our house / garage?

We have attached a copy of our house deeds (1 Chessington Drive) which clearly show a disused mine shaft in the bottom of the garden for number 3 and also the plan for the proposed outbuilding.

Looking at those drawings the plan looks to be close if not over the mineshaft, hence our concerns.

We also contacted the Coal board, who have confirmed yes there is a mineshaft in that location & any building close by could cause subsidence to our property.

We had also previously been advised the reason there was no number 2 Chessington Drive, was due the mineshaft's location & being unsafe to build so close to it.

We're looking for confirmation really that the footings either won't be going as deep as required for a habitable dwelling therefore unlikely to cause any movement for our property / garage or if they are going down as far as needed for a habitable dwelling, that thorough checks with the coal board have also been completed & confirmed there would be no disturbance to our property / garage.

One of the conditions on our mortgage was that we had to take out extra insurance due to the mineshaft being so close to our boundary.

Thank you for your time & we look forward to your reply in due course.

We notice the closing date for any comments / objections on the application is 1st October, so would appreciate a quick reply where possible.

Thanks



