

Search application details

Application number: 2026/62/92385/W	
What is the application for?:	Change of use from ground floor and basement education centre (D1) and first flo
Address of the site or building:	51, Broad Lane, Dalton, Huddersfield, HD5 9BY
Postcode:	HD5 9BY

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Dear Planning Officer, I am writing to formally object to the proposed development at referenced above. My concerns relate primarily to highway safety, the impact on already limited residential parking and the suitability of the proposed development within the character of the surrounding area. 1. Highway Safety and the Existing Junction I have significant concerns regarding the location of the proposed development in relation to the junction of Hill Top Road, Broad Lane and Long Lane, immediately adjacent to the site. This is already a complex road layout, with Hill Top Road meeting Broad Lane close to the bend where Broad Lane continues into Long Lane. Carr Green Lane also joins Long Lane nearby, adding to the number of vehicle movements and potential turning conflicts within a relatively small area. Any additional vehicle movements associated with the development, particularly vehicles entering or leaving the site close to this junction, could increase the risk of collisions and create further difficulties for motorists and pedestrians. I am particularly concerned about visibility for drivers approaching or turning at the junction, the potential for vehicles to obstruct sightlines and the cumulative impact of additional traffic on an already constrained road layout. I would strongly request that Kirklees Council's Highways Team carefully assesses the proposed access arrangements, visibility splays, vehicle movements and potential impact on pedestrian safety before any planning permission is granted. 2. Parking Provision and Overflow into Residential Streets	

The surrounding residential streets already have limited parking provision, and I am concerned that the proposed development will create additional demand that cannot be adequately accommodated within the site itself.

Any shortfall in on-site parking is likely to result in vehicles parking on neighbouring residential roads, including Hill Top Road, West Place and surrounding streets, where parking availability is already restricted.

This would place additional pressure on existing residents, potentially increase congestion and create further highway safety concerns, particularly given the proximity of the development to the junction described above.

Inadequate parking provision could also result in vehicles parking close to junctions, obstructing visibility or making it more difficult for larger vehicles and emergency services to navigate the surrounding roads.

I therefore request that the council carefully considers whether the proposed parking arrangements are sufficient for the scale and intended use of the development, including any additional demand from visitors, deliveries or servicing vehicles.

3. Character of the Surrounding Area

I am also concerned about the potential impact of the proposed development on the established character of the surrounding neighbourhood.

The area contains an existing mix of residential properties and local amenities, and any new development should be sympathetic to its immediate surroundings in terms of scale, appearance, density and overall impact.

I would ask the council to consider whether the proposed development is appropriate for this particular location, especially given the constraints of the site and its prominent position at an already busy junction.

Development should contribute positively to the character of the area rather than result in overdevelopment, excessive intensification of use or additional pressure on existing residential infrastructure.

Conclusion

While I recognise the importance of appropriate development, I believe this particular location presents significant challenges that require careful consideration.

My principal concern is the potential impact on highway safety at the junction of Hill Top Road, Broad Lane and Long Lane, particularly when considered alongside the existing shortage of residential parking and the possibility of additional vehicles using the surrounding streets.

I respectfully request that Kirklees Council gives particular weight to these concerns and seeks a detailed assessment from its Highways Team before determining the

application.

Unless the applicant can satisfactorily demonstrate that the development will not create unacceptable highway safety risks, inadequate parking provision or harm to the character of the surrounding area, I respectfully request that planning permission be refused.

Kind regards