DC Admin

From:
Sent: 02 November 2026 20:41
To: DC Admin
Subject: Subject: Formal objection and request for refusal – application 2026/70/92498/W

Categories:

Formal objection and request for refusal – application 2026/70/92498/W – Land at Occupation Lane

Dear Ms Gilbert,

Please register this email as a formal objection to application **2026/70/92498/W**, seeking variation of condition 2 on planning permission **2024/92647**, at **Land at Occupation Lane, off Birkby Road, Huddersfield, HD2 2ES**.

I request that the application be refused because of the impact of the revised layout, enlarged and repositioned garage, and associated boundary and ground-level arrangements

I understand that the consultation period has closed. However, when checked, the Council's online record displayed no decision. If the application remains undetermined, please accept this representation and take it into account before making a decision.

1. Enlargement and repositioning of the garage

My understanding of the drawings is that the garage has increased from approximately **6.5m × 6.5m** in the approved scheme to **6.5m × 8.5m** in the revised proposal. If confirmed, this increases its footprint from approximately **42.25m^2 to 55.25m^2**, an increase of around **31%**.

Please verify these dimensions against the approved drawings and the current garage drawing, **(AL)03C**.

My concern is the combined effect of the increased footprint and revised position. Please assess the garage's distance from neighbouring boundaries, its height relative to adjoining gardens, and its effect on outlook, visual dominance and the sense of enclosure

2. Changes to the bungalow and overall layout

Please compare the approved 2024 scheme directly with the current proposed site plan, **(AL)100A**, and identify:

- Changes to the bungalow's footprint and position.
- Changes to the garage's footprint and position.
- The approved and proposed distances between the buildings

- Changes to boundary treatment and finished ground levels.

I am concerned that these changes, taken together, reduce the separation and protection provided by the approved arrangement. Please assess their cumulative effect.

3. Wall or retaining structure immediately beside the existing fence

A wall or retaining structure is now being constructed I am concerned about its height, position, retaining function and relationship with the ground levels on the development site.

Before determining the application, please establish:

- Whether this structure is shown on the original approved drawings or the revised drawings.
- Its precise position, overall height and retaining function.
- Existing and proposed ground levels on both sides.
- Whether the ground has been raised and, if so, by how much.
- The clear distance between the structure and the existing fence.
- How drainage and any services will be accommodated in the restricted strip.

Please require a dimensioned cross-section showing the neighbouring garden, existing fence, wall or retaining structure, finished ground levels and nearby buildings. This is necessary to understand the development's effects on amenity and surface-water drainage.

4. Drainage and raised ground levels

The proximity of the structure to the fence makes it particularly important to establish how surface water and water retained behind any wall will be managed.

Please ensure that the revised arrangement would not direct runoff or cause water to accumulate The drainage assessment should take account of any changes to ground levels and hard-surfaced areas.

5. Relationship between the submitted drawings and construction on site

I request a site inspection to compare:

- The approved 2024 development.
- The proposals submitted through the refused non-material amendment application.
- The revised plans now submitted under application 2026/70/92498/W.
- The development actually being constructed.

Please establish whether the construction on site corresponds with the plans now being considered. Any discrepancies should be recorded and referred for separate investigation where appropriate.

The fact that construction has already taken place should not be treated as justification for approving an arrangement that would otherwise cause unacceptable planning harm.

6. Previous non-material amendment application

objected to the enlarged and repositioned garage through the non-material amendment process. I understand that application was refused.

I recognise that the current application follows a different procedure. My present objection concerns whether the revised development itself is acceptable, particularly its scale, position, boundary treatment, ground levels and effect on living conditions.

7. Request for refusal

I consider that the enlarged and repositioned garage, together with the changed layout and boundary arrangements, would create an unacceptable effect on outlook and enclosure. I therefore request refusal of the application.

If the Council considers that the effects cannot yet be established, please defer determination until accurate comparative plans, boundary cross-sections, levels and drainage information have been provided. Affected neighbours should then have an opportunity to comment on that information before a decision is made.

Please address these matters expressly in the officer's report, including compliance with the relevant adopted planning policies concerning design, residential amenity and drainage.

Please confirm receipt and whether this representation will be considered before determination.

Yours faithfully,