## DC Admin

**From:**
**Sent:** 03 November 2026 16:25
**To:** DC Admin
**Subject:** Objection to planning application 2026/70/92498/W - Land at Occupation Lane, Birkby, Huddersfield.

**Categories:**

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

Dear Ms Gilbert,

My apologies for the delay in submitting my objection,

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 I checked today, 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

1. 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 and neighbouring boundaries.
Changes to boundary treatment and finished ground levels.
I am concerned that these changes, taken together, reduce the separation and protection of amenity provided by the approved arrangement. Please assess their cumulative effect.

1. 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. The applicants five foot retaining concrete block wall has been built at a distance of less than a foot from boundary fence, this wall runs along it for quite some distance This is in breach of planning regulations/guidelines and is normally never acceptable to the council planning authority or neighbouring property owners. If this application was to be approved, it would result in a much longer distance where the retaining wall is located at less than a foot distance, thereby exacerbating the same problems mentioned above over allot longer distance. In addition to the above the applicant has cut back the 37 yr old tall Leylandi hedge located within the gardens to the rear boundary of houses 1, 3, and 5 Birchroyd close to such a extent that the hedge side facing occupation lane development is now completely bare all along its full length of this area due to excessive pruning carried out by the applicant which is now dead and so will never bear any leaves thereby not only detrimentally affect the greenery and privacy to the rear of house numbers 1, 3 and 5 Birchroyd close, Birkby.

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 surface-water drainage.

1. 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.

1. 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.

1. Previous non-material amendment application

There was a previous objection 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 objection concerns whether the revised development itself is acceptable, particularly its scale, position, boundary treatment, ground levels and effect

1. 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 neighbouring outlook and enclosure. In addition to this, the applicant might after repositioning and increasing the size of the garage and repositioning it may later decide to convert it into a dwelling that could later be sectioned off and sold as a separate dwelling. By doing so he could circumvent planning requirements and end up possibly developing two houses on this narrow site and rather than not one.

I therefore kindly request that you refuse 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. 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.