About the application

Application number: 2026/92546	
What is the application for?:	Demolition of existing garage and erection of detached dwelling with associated
Address of the site or building:	adj, 25, Birkhead Street, Heckmondwike, WF16 0BE
Postcode:	HD1 3TG

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

I object to the proposed development of a three-bedroom house at the top of birkhead street. Having considered the plans and the characteristics of the surrounding area, I consider that the proposal would cause unacceptable harm to neighbouring amenity, would add to existing traffic and safety pressures, and has not adequately demonstrated that a development of this scale is appropriate for the site.

The proposal would have a significant effect on my home. The scale, height and position of the proposed house would alter the outlook from my property and make the development an intrusive feature in the immediate setting. Depending on the final design and orientation, upper-floor windows may also create direct or oblique views towards my home and garden, reducing privacy. These effects should be assessed against the actual relationship between the proposed building and neighbouring properties, rather than treated as a general concern. I ask the Council to examine the submitted elevations, site levels, window positions and separation distances carefully. If the plans do not provide adequate separation, screening or appropriate window design, the proposal would result in an unacceptable loss of residential amenity.

The access and surrounding roads also raise serious concerns. The nearby road network is already particularly busy at school drop-off and collection times, when young children and families are travelling on foot and by car. Additional vehicle movements from a three-bedroom dwelling would add to congestion, stopping and turning manoeuvres, and conflict between vehicles and pedestrians. This is not simply a matter of inconvenience: it concerns whether the access and local highway environment can safely accommodate the development at the times when children are most exposed to traffic. The application should be assessed using a realistic account of existing conditions at school times, including visibility, road width, on-street parking, pedestrian routes and the likely number and pattern of vehicle movements. If those matters have not been properly evidenced, the Council cannot be confident that the proposal would be safe.

I am also concerned that a previous planning application for a bungalow on this site was refused in recent years, while the current application seeks permission for a three-bedroom house. The Council should consider the earlier decision and its reasons in full. A house may have a materially greater effect than a bungalow because of its height, bulk, overlooking potential and visual prominence. Unless the present application clearly demonstrates how the earlier concerns have been addressed—and why a larger, taller form is acceptable—the difference in scale requires particular scrutiny. The earlier refusal does not automatically determine this application, but it is a relevant planning history that should not be disregarded.

Taken together, the proposal risks an overbearing change to the surroundings, loss of privacy and outlook, and additional highway pressure in an area used by young schoolchildren. I ask the Council to assess these impacts against the development plan and the site’s physical constraints, and to refuse the application if the applicant has not provided convincing evidence that they can be resolved. Any approval should not be granted without a robust highway assessment and clear measures to protect neighbouring amenity and pedestrian safety.