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: A supporting comment	
Do you wish your comments to be published on the website anonymously?	Yes

I am a resident of Birkhead Street, Heckmondwike and have lived here for almost a decade. I am writing support the proposed development.

The site has been overgrown, neglected and an eyesore, although I acknowledge that the owner has recently cleared it. It has also attracted fly-tipping and apparent antisocial behaviour. I have regularly seen rubbish dumped there, including full bin bags, and have noticed people gathering on the land and entering the garage in circumstances that have raised concerns about possible drug-related activity. On a couple of occasions, I have also noticed vans parked outside the site with no registration plates, which has added to my concerns. While I cannot confirm the nature of these activities, they have made me feel increasingly unsafe.

As a result, my family has stopped taking evening walks in the area, particularly during the darker winter months when it gets dark early, such as in December. My mother, who is disabled, has consequently been walking less, affecting her mobility and wellbeing. I do not believe residents should feel uncomfortable walking around their own neighbourhood. Developing the site would, in my view, improve the appearance and safety of the street and help discourage these problems.

Traffic and School Safety: I understand concerns have been raised about traffic because of the two nearby schools. However, school-time congestion is an existing issue, and I do not believe one additional household would materially worsen it.

With schoolchildren regularly walking nearby, developing the site could also reduce the risk of children encountering fly-tipping or hazardous items. If drug-related activity, particularly injecting, were taking place, discarded needles could pose a serious risk of injury and potential exposure to blood-borne viruses. Although I cannot confirm this is happening, I believe the potential risks deserve consideration.

Neighbouring Objections: I note that two objections have been submitted, potentially from residents directly behind the site, regarding traffic, views, natural light and the positioning of the proposed property.

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While I respect their concerns, I believe these should be balanced against the wider benefits of the development. From my understanding, the proposed property would sit at a lower ground level, helping to minimise its visual impact, overlooking and potential loss of light.

It is also worth noting that, in England, loss of a private view is generally not a material planning consideration, whereas loss of daylight, sunlight, privacy and overlooking can be. It is important to distinguish between genuine planning impacts and personal preferences regarding an existing outlook.

While neighbouring concerns should be considered fairly, I do not believe the preferences of a small number of residents should automatically outweigh the potential benefits to the wider community.

I believe this development offers an opportunity to transform a neglected and problematic piece of land into something positive for Birkhead Street. It could improve the street's appearance, discourage fly-tipping and suspected antisocial behaviour, and create a safer environment for residents and schoolchildren.

The current situation has already affected how my family uses and feels about our own neighbourhood. I believe this deserves consideration alongside the objections raised and strongly believe the benefits of this development outweigh the concerns raised.

For these reasons, I fully support the application and encourage the Council to look favourably upon the proposed development.