

About the application

Application number: 2018/94203	
What is the application for?:	Demolition of existing kennels buildings and erection of two dwellings
Address of the site or building:	Holmfirth Boarding Kennels, Wood Cottage, Greenfield Road, Holmfirth, HD9 3XF
Postcode:	WF3 1ED

User comments

Type of comment: A general comment
Owners of adjacent property. No objection in principle to 2 houses and the size/appearance proposed. We have specific concerns around the following. The houses will look onto our eastern elevation which has large picture windows and our gardens raising privacy issues. A pre-occupation condition re privacy hedging/fence should be imposed. The setting is very rural and meters from the nation park. Conditions should be imposed to ensure the houses are as hidden as possible, particularly around ridge/eaves height and kept as low as possible. A working hours condition should be imposed for the building work given proximity to our dwelling. Specific avoidance of doubt wording re the greenbelt area within the applicant's land should be noted as we are concerned that over time the houses will creep their domestic curtilage into the greenbelt. Biggest concern around foul waste and fresh water. Our property is spring water fed. This site is directly above our spring and the stream running across our land. Any drainage or soak away from the site would run straight into our spring and stream. We have the benefit of a restrictive covenant over the site preventing the discharge of anything into the ground. We cannot see how the applicant can safely deal with foul waste other than a cesspit which stores the waste then is emptied and the waste removed from site. The application does not deal with foul waste. Fresh water supply to the houses - a borehole is proposed. 2 houses will draw roughly twice the water than 1 house. Again we have the benefit of a restrictive covenant preventing the applicant from adversely affecting our spring water supply. Conditions should be imposed to obtain detailed reports on the proposed borehole, adequacy of the ground water and to monitor that it does not adversely affect our spring supply.