DCAdmin

From:
Sent: 03 March 2019 12:29
To: DCAdmin
Subject: 2019/90190

Categories:

OBJECTION:

Planning Application: 2019/90190 1 Lowgate HD8 0SE

1. Impact on Highway Safety:

1.1 I believe that having up to an additional 6 cars from the development reversing into the tight junction of Low Gate and Low Town is potentially dangerous; particularly, when approaching downhill from North Road towards the bend into Low Gate which is visually restricted. This area is quite busy, made worse with numerous cars taking the short cut from Riley Lane into Low Town and back up to North Road.

1.2 The configuration of the development will restrict on road parking spaces at busy times in a village already without enough parking spaces to serve visitors and residents.

2. Design Appearance and Layout:

2.1 Referring to Local Planning Guidance Notes 21 - Spaces around Dwellings:

I believe the new development is too close to the houses at the corner of Low Town and Low Gate, particularly, number 11/13 Low Town and the adjacent houses up number 2 Low Gate.

"Where two habitable rooms face each other such that direct overlooking is physically possible, the windows should be 22 metres apart."

2.2 The new development's habitable rooms would appear to be overlooking the kitchens of the existing house at 11/13 Low Town and the adjacent house. This overlooking has been made worse from the new development's windows on the second floor where the LPG notes 21 recommends even greater distances of separation.

3 Design Appearance and Layout

3.1 The Conservation Area has to be protected from developments which dilute the quality of the character and appearance of the area. This duty falls to the Planning Department. Here the development offers a suburban solution, semi-detached houses with attached single garage, a configuration more appropriate to a housing estate than a high density part of the village.

3.2 The new housing doesn't reinforce the tight street line which defines the area; instead, the frontages are set back not reflecting the local character.

3.3 The use of glass balustrades, on top of single story garages, are totally alien to the local materials which have a vernacular character. Not withstanding that the terraces formed would dramatically overlook the opposite residences, gardens and kitchens.

3.4 The use of stone quoins on the small detached house looks out of place on a property this size - again just too suburban in character.

4. Conservation of the Natural Environment

4.1 The Conservation Area Designation is important as it helps to protect the character and appearance of the area by safeguarding features that make a positive contribution. In this case the site was originally a green open space with mature trees which offered a valuable visual and environmental amenity for the local residents. The destruction of this amenity is regretted and the Conservation Area has been damaged. The Planning Department would have known that this small green space was allocated for Environment Improvement in an earlier Local Plan for Denby Dale/ Kirkburton.

4.2 In terms of drainage, the Planning Department will be aware of regular localised flooding at that junction, as a result of the culvert and run off from upper Low Town. This will be exacerbated with this development, which will destroy valuable green space and add detrimentally to run off.

5. Conclusion

In conclusion, the design and layout is not appropriate for this part of the Conservation Area and should not be permitted. The Planning Department is the custodian of the Kirkburton Conservation Area, which is under threat from unsuitable permitted residences right up to its boundaries (for example, 3 & 5 Riley Park). I hope this plot which is actually within the Conservation Area is protected and retained as an environmental amenity.

yours faithfully