About the application

Application number: 2019/62/90190/E	
What is the application for?:	Erection of 3 dwellings (within a Conservation Area)
Address of the site or building:	adj, 1, Lowgate, Kirkburton, Huddersfield, HD8 0SE
Postcode:	HD8 0SE

User comments

Type of comment: An objection

Planning Application: 2019/90190 1 Low Gate HD8 0SE
I wish to object to the application on the following grounds
Highway Safety:
Low Town and Low Gate are busy traffic routes from people accessing the area from Riley Park, North Road, George Street and the farms. The two roads are used for parking by the residents and people using the shops within Kirkburton.
This development will result in vehicles reversing from the 3 plots onto the busy junctions and parking areas. The parking spaces on the development will have no site lines to see traffic using the roads. Everyone familiar with the area knows that Low Town and Low Gate are almost a single lane road due to the parked vehicles and that it is a congested and potentially hazardous area. This proposed development adds significantly to the risk and the proposed houses will have more parking requirement than for more than 6 cars.
Vehicles driving within the speed limits in this area make it a hazardous area as it is used as a 'rat run' for traffic trying to get to the M1 motorway or on to Penistone Road.
The pedestrian footpath will be even more restricted by this application and will severely affect pedestrians during the construction.
The design is an idealised view when the reality will be that the proposed houses will have more than 6 vehicles, parking on to the development will be difficult, dangerous and narrow; consequently the vehicles will be parked not only on the drives but also across the driveways on the footpaths and into a narrow road.
Design
Low Town and Low Gate are some of the oldest areas in the village with All Hallows Church, considered to be a church of historic significance being in the top 300 out of 12,000 churches. The area is a conservation area and any development should be sympathetic and in keeping in choice of style and materials of construction. The design and layout are not sympathetic or in keeping with the existing area. Glass balconies and black stone drives are an ugly addition. The proposed development will dominate by its density and height towering over the surrounding dwellings and aspect of the church. We are not able to determine the building height from the plans but must be 40 foot to 50 foot above ground level. The buildings are not cottages as stated within the application they are modern in style and completely out of keeping.
The properties are intrusive with the occupants being able to look into the surrounding properties.
Site and public access
This site was previously a green area with planted apple trees, natural trees and wild

This site was previously a green area with planted apple trees, natural trees and wild flower planting with gravel footpaths and a right of way through the site accessing North Road/George Street. The area had previously, up to 2018, been maintained by Burton Environmental Group. I am a member of Burton Environmental Group and I, amongst others, have personally cleared litter, trimmed back bushes, and the footpaths. The trees have now gone. There was no evidence that the trees were diseased and how the trees could be cut back in this manner is a tragedy. The council should go back and review that action.
The plans do not show how the right of way across the land will be dealt with.
Drainage
The council should be aware of the strain the current sewage systems have been under. Waste effluent was flowing on to Low Town this week and has been subject to flooding in the past. This development will just add to the burden not only from the additional waste effluent from the proposed development but the increased runoff water from the hard standing.
I therefore urge the rejection of the above planning application