About the application

Application number: 2019/90190	
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

The design of the buildings makes a negative contribution to local character and distinctiveness. The houses are disproportionately large compared to the cottages opposite with their small gardens, on this sensitive site,a pretty corner close to the beautiful and historically important All Hallows' church. The building style, with glass balconies, drives with little garden area,would be an example of uncoordinated development. The three houses seem squashed onto the site in an unattractive and inappropriate way. One smaller two storey affordable house, with some surrounding trees, would be socially and environmentally sustainable, which this development is not.

The plot is described as scrubland, but before all the trees and bushes were cut down, it was a cherished green space in the village, maintained by the local environment group, who had planted apple trees, primroses and snowdrops on the slopes and on either side of the footpath.

The parking spaces and garages are described as substandard by the Highways department. This is because there is not room for three dwellings and their parking requirements. More worrying is the safety concern in relation to cars exiting the dwellings with inadequate sight lines, and awkward angles onto roads with parked cars. This would be dangerous for pedestrians and vehicles.

There has been flooding with overflowing drains at the junction of Low Town and Low Gate after heavy rain in the past. The removal of trees, and the run off of water from the buildings and drives, as well as the waste from the houses, will add to this problem.