From:
To: DCAdmin
Subject: Planning Application 2019/90190 1 Lowgate HD8 0SE
Date: 15 August 2019 16:02:29

Planning application 2019/90190 1 Lowgate HD8 0SE

We wish to register our objection to the above application.

1 We refer you to our e mail sent 3 March 2019, which is attached below for ease of reference. We do not believe that the amended plans as submitted to you mitigate any of our previous objections, nor any of the risks which we set out in some detail in our previous e mail: Highways issues, flooding risk, proximity to existing dwellings, inappropriate design, negative impact on the Conservation Area.

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.

As well as these comments, we also want to make the additional points:

2 Scale: we note that these drawings are not to scale and are therefore only rough approximations. We do not believe that there is 22 metres space between these proposed houses and the existing dwelling at 11/13 Low Town. Areas of garden are not sufficient; the back elevation shows an angle of about 45 degrees, which is clearly not usable for any purpose and should not be considered a garden. The Plot 3 parking spaces look too small and narrow to accommodate 2 cars and even on the plans look wholly inadequate; they and any visitors will be forced to park on the road.

3 Highways issues have not been addressed at all. Sight lines remain poor and potentially dangerous and have not addressed the obvious blind spots on the bend, risk of cars reversing out of spaces into a busy junction and on to marked parking areas. There will be accidents.

4 Design: your adopted Local Plan Feb 2019, states that good design should be promoted which "respects and enhances the character of the townscape, heritage assets and landscape." These plans show a suburban style overdevelopment, which pays no heed whatsoever to the local cottage style vernacular, nor to the Conservation Area. It also now removes the dry stone wall, which is a local heritage feature. It is therefore in direct contravention of S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5 Flood Risk: you will be aware of the flood risk in this part of Kirkburton and of the improvement works to the culvert which runs under Low Town. The hard landscaping of this proposed developmental create more run off into the existing infrastructure and will therefore exacerbate further flood risk.

We are not anti development; Low Town contains some quite high density cottage style housing and our own house is overlooked on all sides. We reiterate that this development is wholly inappropriate for this part of the Conservation Area and we ask that it be rejected.

Yours faithfully

Begin forwarded message:

From:

Subject: 2019/90190
Date: 3 March 2019 12:28:40 GMT
To: dc.admin@kirklees.gov.uk

OBJECTION:

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