

About the application

Application number: 2019/90489	
What is the application for?:	Variation of condition 2 (plans) on previous permission 2015/91839 for erection
Address of the site or building:	32, Paris Road, Scholes, Holmfirth, HD9 1UA
Postcode:	HD5 0EW

User comments

Type of comment: An objection
Fences have been comparatively rare in Scholes for the last 40 years or so, mainly because of their fragility in winter weather and the need for regular maintenance. The increase in the amount of new fencing in recent years is changing the character of the village, in our opinion, for the worse. We refer to the diagram of Section D – D on the following sheet: Proposed Elevations [id 735489]102D BOUNDARY TREATMENTS SHEET 1 This section shows the proposed boundary wall and fence spanning the entire distance between Paris Road and Hayfield Close. WE OBJECT to the height of the proposed Wall+Fence, which is indicated on the plan as 1.3m(wall) plus 1.5m (fence) on top. This totals 2.8m (9 feet 2 inches). Because the land slopes, whilst the ground level on the development side is proposed to be flat, this height slowly declines to (we estimate) 2.2m (8 feet) prior to sloping very steeply upwards (at the right hand side of the diagram). The steep slope upwards shows the height of the proposed wall+fence rising from 2.2m above existing soil level to over 4.0m high (14 feet 4 inches) at the start (left hand side) We understand from consulting the staff at the Planning Department that there is no 'special reason' given for requiring a boundary wall+fence higher than that which would not require planning permission (ie. 2.0m). We therefore assume that that issue is therefore one of normal 'Privacy'. At present, there is a 1.0m high single skin garden wall between the properties. The proposed ground levels at No. 32 would be slightly lower, increasing this effect. Walls/fences exceeding 2.0m would, in our opinion, be

- (1) very unsightly,
- (2) oppressive,
- (3) damaging to plants already growing within the 2-3 metres alongside the proposed wall by loss of light.
- (4) Air flow would also be reduced, which would increase infections of black spot (roses), canker (on our Worcester Pearmain apple) and mildew
- (5) Out of character with the types and scales of boundaries to adjacent and nearby properties.

1. We therefore OBJECT to the proposed height of the boundary wall+fence. We request this height be reduced to no more than 2.0m in height along the entire length of the wall, although for the purpose of privacy, even lower would be equally effective.

This would require a substantial 'step' and either a slope for the rest of the top of the wall+fence or a series of 'steps' such that at no point is the top greater than 2.0m above current existing ground level (as shown by the dashed line on Section D- D)

We note that such imaginative 'stepping' has been proposed for the section of wall between the proposed gate to No 32 (on Hayfield Close) and Cherry Tree Walk (see Section C – C)

The windows in the proposed house would be fully obscured by existing trees, bushes and structures and in any case would be almost completely obscured by a 2.0m high wall+fence.

Note:

The architect states that “existing levels on neighbouring property are unknown and assumed at this stage to be the same as those at 32 Paris Road”. In fact, the levels are approximately the same with minor variations of up to 0.2m in places

AS AN ADDITIONAL MATTER:

We refer to the use of “blockwork” for walls to be concealed later as hedges grow.

There currently exist on site low walls – which will be removed – made of local stone, which could surely be used at least for more conspicuous sections instead of 'Blocks'.