

30th April 2019

02 MAY 2019

OBJECTION to 2019/91227 (erection of 2 dwellings within a conservation area)

Planning Portal Reference 07776202 – 181 Woodhead Road, Holmbridge, Holmfirth, HD9 2NW)

Dear Mr Jason Hammond - Case Officer

I am writing to you regarding the proposed development site and are writing to ask that Kirklees Council refuse this planning application from One 17 Architects. In all plans outlined and it is clear how close we will be to this proposed development and therefore detrimentally impacted.

Herein are our comments and objections relating to this planning application.

The 2 new dwellings Our objections would therefore be based on several points:

- a) Visual amenity. The building will be visually overbearing. Our property has two ground floor windows The plans for the new dwellings which will cause us to feel closed in within our property.

In addition the development of this site will result in the loss of the green open views currently seen from the living areas of our house.

and obscured by the block roof line and parked cars on the drive of the proposed properties. This will add to the effect of being hemmed in and will demonstrably change the feel and landscape of our house.

- b) Loss of Privacy. The dwellings in part; and will mean that the proposed incumbents will be able to look This is a direct change from the position we are in at the moment where we are not overlooked.

The increased activity that will be inevitable from the proposed dwellings of such a size will also increase noise and disturbance to our property. This will certainly impact on the peaceful enjoyment of our home.

- c) Highway Safety. The stretch of Woodhead Road on which the dwellings are proposed is already subject to serious traffic concerns by local residents and Kirklees council. We have recently responded to a traffic survey and await any developments to improve the current flow of traffic and parking congestion.

Although the plans include off road parking for two cars, the proposed properties are planned as 4 or more bedrooms and thus the parking provision may well not be sufficient for the occupants. It is also likely that the occupants will require overflow

parking for family and visitors. This will inevitably add to those issues as well as create further bottlenecks at this part of the village.

The front of our house is already utilised by our neighbours in the adjacent "up and overs" and adding to this need will only create further issues.

The entrances to both drives will be situated in the exact spot where we observe the most incidents between streams of traffic predominantly due to this bring the point at which the road is reduced to one way by parked cars.

(proposed entrance to the two drives) and we have personally experienced many near miss traffic incidents trying to pull out or pull into our drive. When considering the frequency of road rage incidents on this section combined with the near miss incidents it is worrying to think any further dwellings will be permitted in an area, where there are already significant concerns. At the very least we would hope the outcome of the recent traffic consultation on this area of the village be taken into account prior to consideration of this planning application.

- d) Adequacy of loading or turning. The drives will also be [redacted] and we would be concerned that access to their drives would create problems for us and reduce the ability for loading or turning into our drive. This in turn could lead to a nuisance due to a further interference to our use and enjoyment of our property.
- e) Loss of trees – it is noted that the proposed dwellings are within a conservation area as is our own property. We take our responsibility very seriously to ensure that any trees are preserved and looked after. This proposal would result in the removal of several well established trees along the bank of the river Holme. We note that the Ecology report relating to this application was completed in 2015 by a company which has ceased to exist.
- f) It is noted in the heritage statement (BE5 PROPOSALS FOR NEW DEVELOPMENT WITHIN CONSERVATION) that new buildings must contribute to the preservation and enhancement of the character and appearance of the area, we do not consider that the application meets this requirement.
- g) It is stated at point 10 of the heritage statement that:

The impact of the proposal on the conservation area will be very low for a number of reasons. Because of the steeply sloping nature of the site, the accommodation is spread over three levels but is only single storey on the Woodhead Road frontage. Furthermore at this upper level there are just two small gables visible, leaving the open character of the existing site largely unaffected, enabling views across the valley as at present both for buildings on the north side of the road and vehicles and pedestrians.

For the reasons stated in this objection we dispute the fact that this development will leave the open character of the existing site largely unaffected. It will obstruct views across the valley for buildings on the north side of the road and for vehicles and pedestrians at the height of the road side.

- h) For the reasons stated above we also reject the claims made at point 15 of the heritage statement, which claims that *the views across the valley are also retained*
- i) Finally, point 18 of the heritage statement claims that *the creation of two new dwellings, which is so valuable in maintaining the continued economic and social development of the village.* The report fails to demonstrate that this development will have a positive impact on the local economy.

and disagree with the suggestion that the generation of

more traffic problems and the erosion of more green space from our local area will be positive.

We invite you to visit our home to verify that these objections are valid.

Therefore, we ask that Kirklees Metropolitan Borough Council refuse this Planning Application.

We have enclosed a self-addressed envelope for you to reply to our objections and concerns.

Should you require any additional information, clarification of any comments made, or would like to arrange a visit to our home; do not hesitate to contact

