

About the application

Application number: 2019/92148	
What is the application for?:	Erection of extensions and alterations to dwelling and formation of new entrance
Address of the site or building:	Barn Cottage, Corn Mill Bottom, Long Lane, Shelley, Huddersfield, HD8 8JJ
Postcode:	

User comments

Type of comment: An objection
I am a local resident and comment as follows - THE APPLICATION Appears to be incorrect in that it shows the whole of Long Lane /Cornmill Bottom as in the ownership/control of Barn Cottage , that is not the case and is in fact a public bridleway .part of the Transpennine trail and the only access route for local residents of Corn Mill Bottom , Long Lane and Cote Close .Therefore the statement in the application to Q7 is factually incorrect, as is the answer to Q9 The Oak Porch proposed to the front of the building appears to extend beyond the legal title of Barn Cottage therefore encroaching on the legal extent of the Bridleway , I suggest the land registry title is considered in this respect . The design is also out of keeping with the original barn structure . The application suggests that the extensions at the front and rear cannot be seen from the highway, during the winter when there are no leaves on the trees the rear extension will be visible from Dam Hill and potentially from houses on Cote Close as well as Round Wood . The flat roof line and ashlar clad chimney will be seen from the ancient cobbled driveway as users approach Cornmill Bottom The proposal removes a moderately sized and accessible bungalow from the local housing stock which would be suitable for occupiers and replaces it with another glass fronted house of which locally have no need for . The proposal does not promote community diversity resulting in a high value unaffordable house GREEN BELT and DESIGN . I understand that the existing Barn Cottage is an extension and conversion of an ancient farm structure completed around 30 years ago following extensive liaison with the planning authority . The original building has been significantly extended already but is sympathetic to the local building heritage/mixed vernacular in both design and use of materials

The proposed extension in mass and design terms is out of keeping with the other properties in the hamlet , its modern form introduces a Miami Beach House style which is out of keeping to the immediate area . I therefore do not believe that the proposal meets the criteria of LP24. I would also refer to comments made in the planning appeal relating to APP/Z4718/W/17/3184077 where an equally modern house design within 50 metres was rejected on grounds of design and impact on the Green Belt . The proposed scheme completely overpowers the existing structure .

Given the above I have no doubt that the proposed extension will have a negative affect on the green belt and be detrimental to the local area , there has already been two significant planning consents which have impinged on the openness of the Green Belt, this is a further imposition

PARKING ,ACCESS and Vehicular Movement.

Access to the property is located at the junction of ,Cote Close, The public bridleway to Shepley ,Round Wood House entrance and Long Lane , these are all blind routes to the corner and scene of numerous near misses between cars ,bikes and pedestrians, particularly when snowed /iced over .

The new Visitor Parking area proposed will add to this danger to the public, local residents and the numerous delivery vehicles (post , Vans , Refuse lorries etc) as well as pedestrians ,dogs , horses and cyclists using the Transpennine Trail . Cote Close is narrow and the only access to the to the houses in that area.

There are no mearsurements relating to the parking area but it appears inpractical and will increase the likelihood of accidents and or the blocking of access due to larger vehicles using it and obstructing Cote Close as well as the sight lines around the corner. The narrowness of the space may result in the need for parked vehicles protruding into Cote Close to facilitate the opening of the vehicle doors , particularly with wider vehicles such as 4x4s and delivery / contractor vans .Manoeuvring parked vehicles in and out of the spaces likely to be challenging given the tightness of the corner and sight lines . The proposal is dangerous and the existing gate and parking arrangements should be retained for safety reasons .if the visitor parking is a must it can be accommodated within the site or the parking space located between Barn Cottage and 3 Cornmill Bottom

CONCLUSION

The application should be rejected , the existing barn is perfectly adequate and blends with the local environment , the proposal does not and never will .

The proposed parking arrangements result in an increased danger to local road users , leisure users of the transpennine trail and its potential use block access to Cote Close through uncontrolled parking .

The area is by stealth being changed from semi-agricultural/Heritage Industrial to suburban residential .

The scheme appears to be purely one which is designed to maximise value rather than maintain and enhance the local heritage environment .

I suggest a full committee visit to consider the full implications of the application

many thanks