

About the application

Application number: 2019/93524	
What is the application for?:	Provision of 4 parking spaces and landscaping works to provide amenity space
Address of the site or building:	102, Dunford Road, Holmfirth, HD9 2DT
Postcode:	

User comments

Type of comment: An objection
<p>Individual Risks / Concerns (the key areas of my objection to this application)</p> <p>Flood risk – I have covered this primary concern within my comments above regarding Section 11 of the application. The cottage has been flooded in the past and any type of development that does not seriously consider drainage implications for Swan Bank Cottage should be rejected. Sustainable Drainage might be an initial consideration but if not fully maintained the effect will not last, and there appears to be no incentive for the owners to maintain the material. Pipe drainage in to the river should be seriously considered as an alternative. A significant piece of land should also be left between the cottage and the parking space to improve the drainage implications for the cottage.</p> <p>Privacy – The window of the cottage that directly faces the parking spaces from a living area in the cottage, has not been included in the application drawings. We are not sure if this is in error or as a form of further deception. The window from the cottage lounge is only 1 meter from the proposed parking spaces. An alternative would surely be to move the parking spaces to the top of the lane parallel to the retaining wall on Dunford Road, or at least move them significantly further up the lane with some kind of natural screening (i.e. a hedge) to block the Swan Bank resident's view, whilst retaining the light through the window. As the application is stated as being 0.07 hectares, there is surely scope for the movement of the parking spaces. Our concern is that people could congregate, or be constantly walking in the area, affecting the privacy of the residents of Swan Bank Cottage.</p> <p>Light – As the proposed parking spaces are only 1 meter from cottage window, if the future owners parked a high sided vehicle or caravan in the area then this would reduce the light entering the cottage. Mitigation would again be to move the spaces considerably further away, and to insist that this area should only be used by standard family cars.</p> <p>Pollution – With the current proposal of having the parking spaces only 1 meter from the cottage there is a high risk of car fumes entering cottage through porous stone potentially polluting the residents. This again could be mitigated by moving the propose parking spaces further up the road to reduce the risk of cottage residents suffering from respiration diseases or being poisoned from toxic exhaust gases.</p> <p>There is an additional private parking space on the opposite the lane (not included in the application drawings), where the space is maintained by the residents of Swan Bank Cottage. This should not be used as a potential area for assisting turning into the tight proposed parking bays. This should also not be used by residents to wait for the</p>

resulting addition traffic on the lane.

Accident Risk 1 – Swan Bank Lane is a Public footpath, there is no side path for the significant amount of walkers using the lane, this has not been seen as a significant risk due to the previously infrequent traffic. The increased usage will increase risk of people being hit, especially with cars pulling out perpendicular to the lane. This would again be exacerbated if cars need to reverse up the lane due to the tight nature of the parking spaces (or if cars arrive at the parking spaces to find no spaces left). A way of reducing this risk would be to move the parking spaces further up the lane, so they enter the lane at the top near the exit onto Dunford Road.

Accident Risk 2 – There will be increased traffic on Swan Bank Lane, with high risk of pulling out onto Dunford Road. There have already been accidents from residence pulling into Dunford Road traffic due to the restricted views. If cars are queuing to pull out, this is likely to increase the risk due to people trying to get out of the way for their fellow residents, this is human nature. This is an active risk that we are already aware of from people living on the lane, and this will only increase.

Gabion Baskets – If gabion baskets are used (as suggested in the planning application) there will be a deterioration of cosmetic appearance, with the only purpose being to increase profits for the developer. These will certainly not be in keeping with the area. It is vitally important that the cosmetic appearance is considered primarily from the Swan Bank area rather than aspect from Dunford Road, which only affects people temperately as they pass by. An acceptable alternative would be dry stone walling to retain current appealing aspects – although we should again point out the appearance has already significantly deteriorated following removal of trees from land, and deterioration of local wildlife as a result.

Maintenance of lane – Should permission be granted in any form, even with the alternatives I have suggested above, then there should be a sharing of the costs due to maintenance of the lane, this should be incorporated into a formal agreement.

In summary, nothing has changed between the original planning application and this revised application. My previous comments/objections are still valid and should also be taken into account as should the comments and objections from all other parties. It is for all the historic reasons and the reasons stated above that I object to this planning application.