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**Adj 23, Dunford Road, Holmfirth, HD9 2DP**  
**Erection of One Detached Dwelling with integral garage and association works (within a conservation area) 2019/93915**

Dear Sirs,

I am writing to you in regards to the above planning application which is currently being considered by Council officers. There are several material grounds for objection which I will set out below. Each point if taken alone is a sufficient ground for refusal.

**Precedent and Highways Safety**

Granting planning permission for this site will make development on the remaining woodland inevitable. This will place additional strain on the Dunford Road and associated roads. The proposed development will have at least 2 cars using the road. If this development is granted planning permission, the precedent value is created for the entire woodland to be developed into housing. This will place additional strain on the congested road network and given the number of cars that already use this road for on street parking, increases the risk of accidents and fatalities.

The exact location is where we receive deliveries for products and so is used by HGV vehicles from 5am to 5pm, 5 days a week and 5am to 11am on a Saturday. Holmfirth Dyers Ltd have been at this premises for over 30 years and the siting of the delivery yard was chosen given the lack of residential properties directly opposite the site. This part of the site is the most active between 5am and 9am in the morning with regular frequent loading and unloading of delivery vehicles and increased usage of forklift trucks and ancillary loading equipment during this time.

**Climate Change- Tree loss**

The development will lead to the loss of approximately 15 trees, many of a mature nature which cannot be suitably replaced. This will have a detrimental impact on the character of the conservation area. The Kirklees Local plan at 12.1 states “ Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework (NPPF) expects to underpin both plan-making and decision-taking. To be found sound, Local Plans need to reflect this principle and enable the delivery of sustainable development in accordance with the policies in the NPPF.” The removal of mature trees will contribute negatively to the core aims of the NPPF.

**Character of the Neighbourhood**

The property will not fit in within the existing character of the neighbourhood. The size and scale of the property will overshadow the existing properties on this section of the road, all of which are terraced or semi-detached properties.

The Council has a legal duty to have particular regard to the desirability of preserving or enhancing the character and appearance of a Conservation Area. This will lead to over-development of this site and on the existing road. Individuals choose to live in Conservation Areas given their character.

**Impact on neighbours**

Due to the scale of the proposed development, this will lead to overshadowing on the neighbouring properties. The proposal will also be overbearing on existing developments due to the size.

Can you please notify me if this matter will be dealt with by the planning committee or delegated decision? And also advise if a member of the public is able to speak at the planning committee?

Yours Sincerely