

About the application

Application number: 2020/90761	
What is the application for?:	Demolition of existing workshop and erection of dwelling with garage/workshop at
Address of the site or building:	land between, 12 & 14, Knowl Road, Mirfield, WF14 8DQ
Postcode:	WF14 8DQ

User comments

Type of comment: An objection

There were 4 points which the first application was refused:

1) The previous application was declined due to the development would result in a large three storey building located in very close proximity to the Public Right of Way to the south of the site which would result in an overbearing impact on the users of this footpath. This second application shows a building of a very similar height, the main difference the third floor being a Dormer style rather than simply a pitched roof - this objection therefore still stands.

2) The previous application was declined due to the development would not promote good design, failing to respect the local character of the area and context in which it would be located. The dwelling would detract from the areas as a result of the mixed palette of materials, none of which are evident in surrounding dwellings which are of traditional appearance. The second application shows a building which has a fully glazed first and second floor fronts to the building, along with render with a Juliet balcony. As a result of poor siting of the dwelling in a cramped site, the proposed development represents poor design and overdevelopment of the application site - this objection therefore still stands.

3) The previous application was declined as it would not achieve a high standard of amenity for future occupiers of the dwelling by failing to provide an area of private amenity space which is required for the enjoyment of the dwelling house. The second application now includes an extremely small area for amenity space which is currently used for parking and a wood store, as the workshop is currently full and is used as a working space this proposed amenity space to tick the planning box will almost certainly be used for parking not amenity space. If a fence is erected to make this private amenity space this will make accessing surrounding properties extremely difficult as there is already very limited space. There is no additional parking space on the private road which has to be kept clear at all times so there is inadequate parking to the proposed dwelling - this objection still stands.

4) The previous application was declined as by virtue of the proximity of the proposed dwelling to the existing dwellings surrounding the site and the positioning of openings and windows to the front of the proposed dwelling, it would result in a detrimental overbearing and overlooking impact on nos. 10, 14 and 16 Knowl Road, failing to ensure that the existing occupiers of surrounding development would have a high standard of amenity which is required- this objection still stands.

I therefore propose the 4 points to which the previous application was declined all still stand, so this second application should also be refused.