

Kirklees Planning Department  
P.O. Box B93  
Civic centre 3  
Huddersfield  
HD1 2JR

18<sup>th</sup> May 2020

**For the attention of Ms. Ellie Worth, Case Officer – Planning/Application reference number:  
2020/60/91015/W**

Dear Ms Worth

We write in reference to the proposed application for erection of 6 apartments adjacent to 13, Cuckoo Lane, Honley, Holmfirth, HD9 6AS by 3D Developments (Northern) Ltd.

Can you please accept this letter as our formal objection to the development of these apartments in this specific location.

As you will no doubt be aware, Honley is a small historic settlement where development proposals should be considered very carefully as over development will potentially ruin the character of the village and unnecessarily add to stress on existing services. You will also be aware that the protection of Honley's visual, historic and archaeological qualities is also supported by the policy in the emerging 'Local Plan for Kirklees'. Infact, paragraph 11.2 of the 'Local Planning Policy Framework' states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Also as stated in the vision for Kirklees - The local character and distinctiveness of Kirklees and its places will be retained. The natural, built and historic environment will be maintained and enhanced through high quality, inclusive design and safe environments, opportunities for play and sport, the protection and enhancement of green infrastructure.

(Continued Page 2)

The site of this proposal falls within that description i.e. green infrastructure and boasts natural historic character within the boundaries - it therefore goes directly against the vision of Kirklees to accept this planning application.

13 Cuckoo Lane is a Grade II listed building and therefore this development, which is clearly within the curtilage of the subject property requires a Listed Building Consent application.

In addition, the proposal has totally inadequate parking provision to meet Kirklees Highways design guidance (being at least one parking space per 1 to 2 bedroomed dwelling) which means there should be provision provided for six parking spaces.

**The Residential Parking Standards** sets out the parking requirements for apartments at 1.5 spaces per dwelling. This planning application gives no parking provisions so how can this be right?

The village and lane adjacent to the proposed development is inadequate to provide further parking provisions for this new development. In addition, the street in question is very narrow and gives rise to a one-way flow of traffic. There is also a primary school opposite to the proposed development which regularly causes significant congestion on Cuckoo lane due to parents collecting their children by car.

Within 4.10.16 of the Parish Plan, Kirklees has parking standards for new developments and these are supported by the NDP as they encourage the provision of adequate parking and aim to avoid creating an overflow of extra cars into surrounding streets.

The proposed siting of the development is not only particularly ill-considered, because of the narrow one way street but also critically in the extreme lack of on-street parking.

Honley village is already a bustling area with residents, vehicles and developments. These developments have significantly diminished the green field sites around Honley leading to the area becoming overcrowded. The proposed dwelling on cuckoo lane would lead to further crowding and the resulting reduction in the green areas which promote healthy living and mental health would also be lost for ever.

The proposed three storey property will be detrimental to the rights of privacy for the adjacent properties at the lower level to the South West of the plot and is contrary to Planning Policy Statements and Supplementary Planning Guidance PPS 7 A30. The direct overlooking of gardens will result in an intrusive, direct and uninterrupted view from a main room, to most areas of the gardens, which is often the main private sitting out area adjacent to the properties. As a general rule of thumb, this area is the first 3-4 metres of a rear garden, closest to the residential property.

(Continued Page 3)

From reviewing the submitted plans relevant to this application it is clear even this requirement is not being met.

The properties situated along Thirstin Road will be significantly overlooked by this large blot of a development on the landscape. Not only would this impact severely on the residents' privacy within their gardens but also within their homes too through the windows.

The proposed dwelling will also cause unacceptable levels of overshadowing to two longstanding character filled cottages. This will result in even more restrictions to the natural light entering the already darkened properties from the rear.

As stated in the Parish Plan for the conservation area of Honley in Kirklees;  
*"Housing developments should be designed so that individual dwellings have reasonable distances between and around them so that users can enjoy privacy in which to enjoy their amenity space"*. If any new housing development proposals fail to achieve these dimensions, unless they are of special design such as single aspect dwellings, then it will be concluded that privacy and amenity standards will therefore be inadequate. This is a very valid point indeed!

The proposal also fails to mention details on the matter of the ground engineering works necessary to ensure the existing embankment to the South West of the plot will be maintained and it is well documented that in previous years, work was carried out on the trees in this exact location has led to significant disruption of the dry stone wall to the rear of this site. Any significant work carried out on the land proposed for this new development will lead to major issues regarding the integrity of the very high banking and the safety and security of residents below.

We understand that our Local Councillor together with a large and ever-growing proportion of Honley residents share these concerns and there is increasing social media discussion too.

We hope that you will seriously review this application and understand that it fails to meet all of the minimum development requirements of Kirklees Highways and Planning and should therefore be refused.