

Search application details

Application number: 2020/62/92284/W	
What is the application for?:	Erection of single storey out building to provide home office/studio (within a C
Address of the site or building:	33, Wilshaw Road, Meltham, Holmfirth, HD9 4DZ
Postcode:	OL3 5TN

User comments

Type of comment: A general comment
<p>2020/62/92284/W Erection of single storey out building to provide home office/studio (within a Conservation Area) 33, Wilshaw Road, Meltham, HD9 4DZ</p> <p>Dear Sirs</p> <p>With reference to this planning application we do not wish to make a formal objection to this proposal and wish the prospective new owners well. We would simply like to point out a few inaccuracies in the application, make a few constructive suggestions and request that you consider carefully the obvious detrimental impact that this new building will have on the residents of 33A Wilshaw Road (Willow Shae), the adjoining neighbour to No 33.</p> <p>Unfortunately, some of the recent developments on this site have proved very controversial and have not been positive for the Conservation Area and neighbouring properties so, as local residents, we now feel a responsibility to check that no further mistakes are made.</p> <p>1. We note that the proposed materials are described as being appropriate to the local context and specified as reconstituted stone for the cills, lintels and walls. All the surrounding buildings are actually constructed from natural stone, which would be expected in a Conservation area, so we suggest that this element should be changed.</p> <p>2. The planning statement says: 3.3 The approved development also included the creation of a new driveway to serve the garage which would run along the eastern boundary of the dwelling, adjacent to the boundary with No. 33A Wilshaw Road. However, this does not form part of this application. Although probably not material to the decision it should be pointed out that this is not true as the original driveway has always been from Wilshaw Road since the property was built over 75 years ago. The current driveway which was constructed as part of the recent development was constructed without approval and the original driveway which served the proposed detached garage has been deliberately removed and the entrance from Wilshaw Road walled up.</p> <p>3. Conservation and Design have already gone on record stating 'The approved scheme 2017/92124 for an extension introduced extensive areas of glazing and a first floor balcony that could not be said to be in keeping with the architectural character of the conservation area' therefore the question must be raised about whether covering the entire Northern elevation of this new adjacent building in glass is appropriate to the</p>

conservation area.

4. The neighbour to the east, 33A Wilshaw Road, has already had the amenity of their occupation of their home seriously, adversely impacted by recent developments on this site. These include the high walls of the extension, the additional walled enclosure and the increase in height of the ground levels that adjoin the rear of their property. The construction of this building, where the applicants want to put it, will almost certainly cause additional harm to the residents of 33A Wilshaw Road and this does not seem fair. So, if this application has to be approved, the building should be positioned as low as possible and as far away from 33A Wilshaw Road's boundary as possible but within 33 Wilshaw Road's domestic curtilage so as to minimise any further negative impact.

5. It is understood that automatic permitted development rights do not apply here because of the Conservation Area location. The host property has already had its living space increased by a much larger proportion than originally approved and what would have been deemed acceptable in planning terms by virtue of the unapproved basement.

6. The garage has never been built and would be incapable of functioning as a garage now because the driveway was deliberately removed when the owner decided to inconvenience other residents by moving it to Gill Birks Lane causing further damage to the Conservation Area in the process.