

About the application

Application number: 2020/92284	
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: An objection
<p>Dear Sirs,</p> <p>The proposed development lies within green belt land and a conservation area and as such only development which enhances and preserves the local area should be allowed. The proposed works fail to preserve or enhance the conservation area in which they sit and as such the planning application must be refused. This application is on the site where previous planning approval has been disregarded and enforcement notices ignored. As such, any further planning requests must be considered with the utmost caution.</p> <p>The submitted application states the building cannot be seen from a public road or public footpath however this is incorrect. The planned building will be very clearly visible from Wilshaw Road down the East side of the existing dwelling and also from the public footpath which runs down Gill Birks Lane across the North side of the existing dwelling. As such, this development would be in full public view and affect the character of the area by increasing (again) the density of building in this 'open' green belt area.</p> <p>There has already been a huge change in the local village landscape due to the unauthorised building work on this site. Extension of the dwelling went outside of the planning permission granted and alteration of land levels and land usage around the property has been done without consent. These changes include:</p> <ul style="list-style-type: none">- unreasonable extension of the original dwelling beyond permission granted,- erection of a large attached garage and terrace,- demolition of a previous garage,- placement of a large storage container,- altered vehicle access to the property (originally from Wilshaw Road now off Gill Birks Lane where previously only pedestrian access existed)- adoption of the field behind the dwelling as domestic curtilage- drainage has been hugely affected by changes in land levels. <p>The property in question lies within the direct vicinity of St Mary's Church, a Grade II listed building. When considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the</p>

asset's conservation and this must include the setting. In this case the setting is a small village with large open vistas. The ever increasing level of development on the site immediately opposite this listed building is damaging the setting of this listed building.

The Decision Notice 2017/62/9124/W states that the external walls and roofing materials of the detached garage should match those used in the construction of the existing building. The application states reconstituted stone would be used in the construction which would therefore not match the existing building as it is built of coarsed natural stone.

The proposed works fail to preserve or enhance the conservation area in which they sit, contrary to Chapter 16 of the National Planning Policy framework and policy PLP35 of the Local Plan and as such the application must be refused.

Kind regards