

## 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: A supporting comment
<p>Comments are in answer to the neighbour comments made on 27th August 2020</p> <p>1. The garage/office will be built from natural coursed stone to match the house and slates with concrete ridge tiles, also to match. This was a oversight by the architect, Stone is already on site ready to be used. Im sure the LPA will ask for natural stone in any case.</p> <p>2. The garage office is going to be sited exactly where the already EXISTING planning sites the garage it is not moving anywhere or changing size. All top and foul water drainage will be to building regulations and all water will be into drains that run through and around the existing property. This should improve the drainage situation, not make it worse. There are already 5 more water catchment areas on site to take away the water that previously ran onto the land? The walling the neighbour is referring to was passed by planning in various stages and has all been checked by various planning officials from the planning inspectorate to enforcement and the LPA. We have access from the lane at the side of the property that is ours to use as we see fit, again checked by enforcement and irrelevant. Gate has been inspected and approved by the planning inspectorate, enforcement and LPA, Again irrelevant. All these comments should have been submitted to the original planning of 2017/92124 not this application. The view the neighbours are questioning is the view where they have put up a 1.8m fence?</p> <p>3. The garage is already approved? The application is to convert to an office, which in the current situation and Covid 19 forcing offices to work from home should only enhance the application.</p> <p>4. The loss of the garage was only better than what we built as an undercroft garage (now removed). The FACT is that planning was approved for the garage where it is.</p> <p>5. The area to the rear of Willow Shae that is not hard standing is paddock land and should not be used as domestic garden anyway. Waterlogged or not Number 33 and the extension to it made no difference. As previously stated several drains now catch water around the property that never did before there are also two soakaway drains</p>

water across the property and never the before there are also the boundary drains running water down the field toward the beck. Building regulations approval will deal with any drainage issues and what is required on such a building. In my experience water always runs downhill? So how can water from Number 33 run sideways and onto Willow Shae's land as the extension in question is downhill from Willow Shae??

6. All this section is irrelevant, the garage can be built tomorrow as it already has planning? The planning issue is whether it can now be a home office.

All the comments made by the neighbour are irrelevant to the FACT that there IS existing planning where a garage can be built!! All that is in question is whether it can be converted to an office. As previously stated due to the current WORK FROM HOME policies due to Covid 19, this should be a simple decision. Whether it be an office or not the garage will be built under the current planning in force from 2017/92124.

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