

About the application

Application number: 2020/93637	
What is the application for?:	Demolition of clubhouse and erection of detached dwelling with associated extern
Address of the site or building:	Land Adj, 41, Stocks Bank Road, Mirfield, WF14 9QB
Postcode:	

User comments

Type of comment: An objection
Application number: 2020/62/93637/E Location: Land Adj, 41, Stocks Bank Road, Mirfield, WF14 9QB There are no Planning Notices attached to this site, therefore no public opinion has been sought. I've lived in Battysford for over 35 years, so I know the area and know this isn't just 'another bit of Mirfield'. The site is unattractive now, but that is no reason for a developer to expect to get permission to build the biggest, most expensive property he can get away with, giving no thought to the surrounding street scene and character of this very old, attractive village. Battysford is a small village in its own right, and this end of Stocks Bank Road was the centre of the old village. The original Co-op was on Bank Street, the first Battysford Methodist Chapel is currently under renovation (Planning Reference 2020/ 90490) opposite the Airedale Heifer; a Bakers Shop still exists at the foot of Bank Street near to the remains of a Butchers, and another old shop at the top of Bank Street is now a house, still preserving the original exterior shop features. The properties at this end of Stocks Bank Road are not grim terraces, but a variety of modest, unpretentious but attractive Victorian stone buildings. This would have been an opportunity to build sympathetically and to complement the existing street scene, instead of which, Orange Design Studios and their client have simply taken the biggest and most incongruous mis-fit of a design and submitted it in the expectation that it will be passed by an over-worked Planning department. The surrounding stone terraces and detached houses have a quiet, unassuming dignity which this proposal does not share. The Applicant cites two other developments currently underway at Stocks Bank Road as setting a precedent therefore, to allow this application to go ahead. It should be noted that there was significant opposition resulting in refusal, and amendment of the plans, This proposal is for four storeys which is excessive. Not only does the proposal extend to the entire site area and I believe encroaches on the adjoining PROW and adjoining

boundaries, also the development goes upwards further than is reasonable. This is definitely over-development, and to the detriment of the surrounding area, not simply the immediate neighbours. The surrounding neighbours, especially those on Bank Street, will feel the oppression of mass masonry walls and of being under constant observation. The design, with towering height and massive windows, amounts to a viewing platform or watch tower and in my opinion does not fit into this residential area. The immediate existing neighbouring gardens will lose their privacy as well as sunlight which they have held for over a hundred years.

Parking on Stocks Bank Road, Bank Street and Nab Lane is at full capacity, and the pavements are always obstructed. I cannot believe that a house of this size doesn't have a garage and plenty of environmentally friendly hard standing, as well as an adequate garden, as that is what most people would be looking for in a new house. I would urge Highways to enforce any recommendations they make regarding parking and turning space, as the other properties referred to already have inadequate space, in spite of recommendations made by Highways.

I object strongly to this application, and trust that the Planners and Committee will see fit to refuse it.