

About the application

Application number: 2020/93859	
What is the application for?:	Erection of single storey extensions and dormer windows to front and rear to for
Address of the site or building:	56, Stile Common Road, Primrose Hill, Huddersfield, HD4 6DE
Postcode:	HD4 6DE

User comments

Type of comment: A general comment
As a direct neighbour of the property under development, I raise the following comments about application 2020/62/93859/W at 56 Stile Common Road, HD4 6DE: House I raise no objection to the development of the house as planned. Garage building I make the following observations regarding the development of the new two-storey garage building and feel I have no just cause for objection if there are controls addressing these concerns: Firstly, the size of the stone building with an office/storage above the garage, is notably large in its proportions. Its position presents the possibility of shading some sunlight from the side of my property and particularly through kitchen windows at the side door. However, developed according to plan, I estimate the lower ground elevation of the site beneath the boundary retaining wall, the height of the building as drawn and the distance from the boundary will keep the development only just within the level of tolerance with regard to shadowing. I feel that (without further application) any approval of the plan for this building should only be as a domestic garage building and I would wish to see safeguards of this. Any plan for commercial usage would give rise to further considerations regarding storage of commercial materials, potential noise, hours of use and potentially increased vehicle usage eroding the unmade road at the driveway entrance. The developer may desire to consider a foundation for a two-storey garage of sufficiency to avoid any possibility of ground subsidence. Trees

Regarding the "trees and foliage" within the site at the boundary with 23 Plane Street. A large proportion of this is a row of Leylandii conifer trees. These had for many years been cut annually by the previous occupier of the site to a height which was just about manageable as a boundary hedge and which allowed light into my property and garden. Cutting the height of these conifers has become neglected during a period of unoccupancy and of late.

The plan here shows non-inclusion of the "trees and foliage" in the proposal drawing, however the applicant's form indicates 'No' to the question of "Will any trees or hedges need to be removed or pruned to carry out your proposal?"

I would like to see some control of this through the planning process, if possible. In particular, the removal of the Leylandii conifer tree high hedges next to the boundary of 23 Plane Street. These would become much more difficult to manage for their fast-growing height in the space between the proposed new garage building and boundary wall. Notwithstanding this, the planting of garden boundary vegetation of manageable proportions would be welcomed.