

Address: 23 Plane Street, Newsome Huddersfield HD4 6DF

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	
Do you wish your comments to be published on the website anonymously?	No
Comments of	
23 Plane Street, Newsome, Huddersfield HD4 6DF	
Relating to application 2020/62/93859/W at 56 Stile Common Road, HD4 6DE, as a result of the applicant's amended plan, I have again been invited to comment as a direct neighbour of what is currently the garden of the property under development.	
The amendment appears to mostly concern the two-storey garage building. This now plans new access from Plane Street to an upper-storey garage via new driveway on filled ground, but the position, height and profile of the structure appears similar to that planned previously and mostly prompts similar comments. However the change of access results in slight amendments in the updated version of my comments below.	
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 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, the height of the building as drawn, together with the distance from the boundary and road as drawn, should keep the development just within a level of tolerance with regard to shading.	

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 effects of potentially increased vehicle usage or visitor parking.

The developer may need to consider a foundation for a two-storey garage of sufficiency to avoid any possibility of ground subsidence.

ACCESS

While I can appreciate the applicant might see benefit of more direct linkage with Plane Street than the current gated rear driveway, it is difficult to envisage from plan how the new driveway access position would fit with the current road curtilage, this being at the juncture of unmade road with verge and the made street with pavement (but without effective street drainage at this position).

TREES

Regarding the "trees and foliage" at the boundary between the site and 23 Plane Street. A large proportion of this boundary 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 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 new garage building and boundary wall. Notwithstanding this, the planting of garden boundary vegetation of manageable proportions is to be welcomed.