

Address: 8 Little Lane Holmfirth HD9 1QF

About the application

Application number: 2020/94123	
What is the application for?:	Erection of extensions and alterations to front, side and rear, formation of rai
Address of the site or building:	2, Little Lane, Wooldale, Holmfirth, HD9 1QF
Postcode:	HD9 1QF

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

In my opinion, the amended plans of the proposed extension and development of the above address don't go far enough to resolve the original planning issues for the following reasons:

The proposed overall extension, on the border of a local conservation area, is not sensitive to the local character and history of Wooldale. The design does not reflect the identity of the local surroundings and will adversely affect the overall attractiveness and heritage value of the village.

The overbearing size, scale and design of the planned extension of the house remains an issue and is not sympathetic to neighbouring properties in the village. It is overlooked by Wooldale Park, an attractive recreational space within the Conservation Area. The extension over the current garage will intrude on the panoramic views of the surrounding hills, not only from the park but the village itself.

The use of alternative materials and extensive rendering will adversely impact on the visual unity in design of the existing properties on Little Lane and the surrounding area and will be a significant change to the distinctive built character of the area.

The erection of the separate garage and the tarmacked forecourt in front of the house is not in keeping with the other houses on Little Lane, which have mature gardens and an open aspect. As previously stated, the deeds stipulate that building in the front garden is prohibited. If this was allowed to continue, this sets a precedence for future developments and will negatively alter the appearance of the whole road and the village. It is surprising that this work has been permitted to begin without notification.

The planned extension and raised terrace to the rear of the property, bordering the neighbouring boundary will directly overlook the back gardens, which are staggered downhill from the property to retain their privacy. This will compromise that, and therefore, restrict the use of neighbouring gardens.

The removal of the large front garden for the extensive excavations for the garage, forecourt and retaining walls will only add to the existing issues of runoff. Little Lane has historically had problems of excess surface water from the park and underwater springs. This could cause flooding lower down the hill on Little Lane and its neighbouring properties.

As previously mentioned, my objections are not to future construction within the village, but surely redevelopments should create and retain a sense of local identity, particularly on the edge of a Local Conservation Area?

Failure to preserve local features in Wooldale, by allowing unsympathetic developments as this, will sadly lead to the gradual erosion of local built character for locals and visitors alike.