

About the application

Application number: 2020/94184	
What is the application for?:	Erection of car port (Within a Conservation Area)
Address of the site or building:	Stonecroft, Daisy Lea Lane, Lindley, Huddersfield, HD3 3LL
Postcode:	HD3 3LL

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I wish to raise objections to application 2020/94184 and ask that it be rejected on the basis of the harm proposed to Daisy Lea Lane and the Edgerton Conservation Area in which it is located.</p> <p>Stonecroft is a fine early c20 house in the Edgerton Conservation area in grounds behind a c1.5m high wall and (slightly higher) privet hedge fronting Daisy Lea Lane. The Kirklees Council 'Edgerton Conservation Area Appraisal' Section 10 describes this section of Daisy Lea Lane as follows: 'The houses are set back from the highway with hedges, fences or stone walls to the front gardens' with a map showing Stonecroft as a house that makes 'a positive contribution' to the Conservation Area. Section 13.3 of this assessment states 'Trees make an important contribution to the character and appearance of the Conservation Area and to its setting'. Section 13.4 refers to previous infilling having 'damaged the character of the Conservation Area because of the increased density of built form, loss of trees and breaching of boundary walls' and recommends 'that in future new development within the designated area should be kept to a minimum'. Section 13.6 states 'Extensions can be detrimental to the appearance of buildings either because of their location, size or design. Extensions (including porches and canopies) on the front or principal elevations of buildings should be avoided'. The appraisal also recommends that 'Where development is approved on sites containing mature trees no construction, including changes in levels, drainage works and the formation of access roads will be permitted within the crown spread of the tree unless it can be demonstrated that satisfactory precautions will be taken to ensure their continued viability'.</p> <p>In recent years there have been extensions to the sides of Stonecroft and the consent given to application 2015/TNA/93928/W allowed for the removal of four trees from the front garden without need for any replacement planting. The combined effect has been to increase both the bulk and the visibility of this house from Daisy Lea Lane.</p> <p>There are currently no structures of any kind between house building line and road on this stretch of Daisy Lea Lane.</p> <p>This proposal (application 2020/94184) is to add a new, free standing, lean-to, 0.95m x</p>	

This proposal (application 2020/94184) is to add a new, free-standing car port 6.25m x 5.0m x 3.99m high filling much of one side of the space between house and road. The lower part of this structure would be see-through between oak posts, but the part between 2.1m and 3.99m above ground would be tiled roofing. To accommodate this structure it is intended to remove large rhododendrons and a holly along the side boundary of this property, remove substantial branches from two full-size laburnum trees close to the Daisy Lea Lane boundary and remove a major part of an attractive large, mature magnolia closer to the house. There is no mention of foundations being required, how close they would be to the road or side boundary or the potential for damage to the roots of the laburnums and magnolia. A recent application for a similar, slightly larger, car port with tiled roof in a nearby road described a need for foundations at least 1m deep.

I believe that the applicant's drawings omit specific information on a number of important matters including: distance from the proposed structure to the privet hedge and wall along Daisy Lea Lane, the actual surface area of green canopy to be removed and the need for, plus impact of, foundations.

The accompanying Heritage Statement for Stone Croft (sic) makes insufficient mention of key features of the Conservation Area relevant to this application and is mistaken in suggesting that nearby adjoining properties are at varying orientation to the lane. It also significantly downplays the size and quality of shrubs proposed for cutback or removal – the scale of branch removal is far beyond 'some much needed shaping'. It is also surprising that it suggests that views of the new 3.99m high structure would be 'severely restricted by the boundary wall' when that wall is only c1.5m high.

I therefore ask that the application be refused on the following grounds:

- 1) This new free-standing building would constitute 'infilling' within the Edgerton Conservation Area;
- 2) It would be the first structure to be built in front of the building line on this section of road in the Edgerton Conservation Area and therefore spoil this line which has been maintained over many decades;
- 3) The prominent location, very close to Daisy Lea Lane as it rises away from Halifax Road, means it would be clearly visible along all of Daisy Lea Lane from the bottom at Halifax Road to the barrier across a much higher section of the road;
- 4) The shrub and tree removals and severe cutbacks required to provide space for the 'car port' would severely reduce the crown spread in front of the house and thus diminish the line of greenery and trees along Daisy Lea Lane that forms a significant and attractive feature of the Conservation Area;
- 5) The lack of information as to the impact of the construction of foundations for this structure on the adjoining laburnums and magnolia (all proposed for severe cutback), giving no information as to whether these reduced trees would then be likely to survive after damage to their roots;
- 6) Approval would set a bad precedent for future infill applications in the Edgerton Conservation Area involving the erection of new structures, especially ones which do not maintain the established building line and/or involve the reduction and removal of established trees and shrubs.

Thank You