

About the application

Application number: 2020/94345	
What is the application for?:	Erection of 5 dwellings
Address of the site or building:	Land at, St Luke's, Bierley Marsh, East Bierley, BD4 6PL
Postcode:	WF17 9BN

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

I am writing with my concerns and objections to the proposed planning application
2020/94345

Contradiction in survey regarding front line of Thornfield boundary. Shows an indent where tarmac meets materials on the drive. Straight line boundary is from double wall across to and including natural stone wall. The definitive boundary is shown on the title plan with Thornfield's Deeds and includes a verge that Thornfield had rights over. This has been upgraded and used for parking since 1989. Boundaries from the developer's survey seem to be different.

Over density of build creates a visual barrier with the impression of too much going on appearing cluttered in a tight corner. Terraces with 8 parking bays to the front would be unsightly as you look in from the Common and shows a lack of consideration for the neighbours of this infill site.

The openness of Bierley Marsh along its length was a key attribute in the Conservation Area Appraisal. This could be resolved by limiting the build to 2 at most 3 low level bungalows creating the illusion of space and which are also in high demand. The introduction of a single bungalow is the only positive feature on the current plan.

Developer has described the grain on 3 sides of the site as "Random", "Chaotic". I would disagree with this statement. High quality individually designed detached houses/bungalows surround the infill site, all having large gardens and discreet front walls with open spaces and separation. His planned terraces are completely at odds with the surrounding flow and design of an area outside the conservation zone. They do not all front Bierley Marsh as the artists impression gives and two terraces directly face Thornfield. His solution for privacy and the noise pollution from the bank of 8 car parking spaces is a 1.8 metre fence on higher ground to Thornfield. The fence, at its closest point facing a 9ft window, will be overbearing, overshadow and oppressive completely blocking any view and light. Polar opposite to the amenity we have enjoyed for 32 years. A fence of this height would be hard to remove when repairs to boundary brick wall are needed.

I am not clear as to why the walled garden would only run partially across the site. The rear of Thornfield can already be seen from the Memorial garden therefore the back of the terraces and their gardens plus any additional garden sheds, climbing frames etc will also be on show. If the wall is continued across its width and bungalows built instead of terraces, the lower rooflines and distant trees would be no different to the current views from South View Road.