

Address: Malt Kiln Cottage, 2 Linfit Fold Huddersfield HD7 5LW

About the application

Application number: 2021/92462	
What is the application for?:	Outline application for erection of detached dwelling
Address of the site or building:	rear of, 1091, Manchester Road, Linthwaite, Huddersfield, HD7 5LS
Postcode:	HD1 4QT

User comments

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

The address of the plot is misleading, eg, rear of 1091, Manchester Road, HD7 5LS. The plot is actually on Linfit Fold, HD7 5LW.

On the plot of land, was a tree with a preservation order on it. Several years ago, on said plot, planning was put in for two properties. The permission was denied. The tree then became damaged, and was removed, on its removal it should have been replaced as required by preservation order. But the tree was not replaced. A second application was proposed, and was rejected. The replacement of the tree was mentioned in the comments, but still the order was not complied with. Here we are a third time, another planning proposal, still no tree.

Also referring to the photo above, 4.1 Proposed dwelling, in the heritage statement. This picture and the statement, implies that the properties in the image are grade 2 listed, this is untrue. The actual grade 2 listed properties are on the opposite side of Linfit Fold, and are constructed of natural materials, Yorkshire stone, stone mullioned windows with wooden window frames, wooden gutters, and cast down pipes as per listing requirements. The properties in the Fold are cottages of two or three storeys. Linfit Hall, is one of the grade 2 listed properties in the Fold and is dated c1600, they are all of local and historical interest and value.

Construction phase, this would pose a safety issue, from the point of increased traffic from site, eg, deliveries and workers and site vehicles etc, endangering residents and the general public using it.

Linfit Fold is a steep, narrow lane. There is no pedestrian foot way, so pedestrians walk on the road side. The properties, in the Fold do not have parking attached, so residents cars are parked on the roadside, outside their properties. At the bottom of Linfit Fold, it meets the busy A62, Manchester Road, at the junction. The addition of more vehicles in the Fold would pose as a danger to both residents and other members of public, using it.

The proposed development, would largely be built of artificial building materials, it would not fit in with the other properties in the Fold, as they are built of Yorkshire stone. It would be out of character in the setting.

The proposed dwelling would also see the destruction of wild life habitat, there are various types of birds and wild life that live in the trees to the rear and side of the plot of land.

The proposed development, would put added pressure on the already pushed drainage and sewage system.

The house and the flat pictured, in the heritage statement, (which are both owned by the proposer), the tenants of these properties and their neighbors, would have no privacy and would be overshadowed by the dwelling.