

Objection to planning application 2021/92462

Land to rear of 1091 Manchester Road, Linthwaite, Huddersfield HD7 5LS

The heritage statement attached as part of the planning application is incorrect and highly subjective as it only indicates one photographed aspect of properties adjoining the plot in question and fails to acknowledge the extent of the grade 2 listed zone in which this development would sit.

Firstly the proposed development is a 2 bedroomed build and not a 3 bedroomed one as stated in this assessment.

Referring only to the properties in the photograph, It argues “ Whilst the buildings are of a grade 2 listed status, it is not immediately clear from an initial look” and then “The rest of the buildings structure though is authentic and uses hammer dressed stone with stone brackets to guttering and stone slate roof.”

This is a biased argument given that all of the other surrounding properties (as indeed are the ones photographed in the assessment) are of a weavers type construction with distinctive stone mullioned small windows. These surrounding houses also have wooden windows and doors.

If the windows and doors in the proprieties photographed have been replaced (with or without the relevant permissions in the past), with UVPC, it should not be used as a basis to build a property that is not sympathetic to its environment.

Albeit that it is suggested to use stone and slate in the new build, the actual placements of the windows in the proposed build do not reflect the weavers cottage style of its surroundings.

Furthermore on a practical level, the proposed one way driveway to the property would be a hazard for entering / exiting due to sight-lines and the amount of traffic using Linfit Fold to access the numerous properties on Bank Road and other housing estates.

I have been made aware that the owner of this plot also owns three of the properties on Manchester Road to which the plot adjoins. All of these properties will be greatly affected by a lack of light and if owned by other people, I am confident they would object to the development on that basis.

Here are photographs of the properties surrounding the plot to indicate the selectivity of the one used in the heritage statement.

Plot to right hand side at bottom.
Left hand side of Linfit Fold.



Plot at bottom right hand side again,
Right hand side of Linfit fold.



Houses to right of plot.

Linfit logs and houses behind plot front on view.



Plot on left looking up Linfit Fold to Linfit Hall.



On all these grounds we object to this proposed development.

13 Linfit Fold
Linthwaite
HD7 5LW