

Address: Mill Barn, 27 Clay Well Huddersfield HD7 4JD

### About the application

Application number: 2021/93621	
What is the application for?:	Erection of 10 dwellings and associated works (Within a Conservation Area)
Address of the site or building:	Land off, Fullwood Drive, Golcar, Huddersfield, HD7 4JH
Postcode:	

### User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>I have tried to submit my full comments but your form does not allow enough space so I have emailed you instead but want to ensure that at least this point is registered online too;</p> <p>Impact on existing properties</p> <p>Speaking from a heritage point of view this application is within a Conservation Area and is adjacent to a Listed Building of significant size and the current design and layout will have a negative effect on the area and are not consistent with others in the Conservation Area and do not meet the stated requirement by the Council in granting outline planning permission for the development in that "the properties must be of a layout appearance scale and landscaping proposals that would maintain significance of the conservation area and that such details would be required to have regard to the character and appearance of the Conservation Area and to draw a reference to the Conservation Area Appraisal";</p> <ul style="list-style-type: none"><li>• The buildings are not anywhere near close to the same overall style and design of the Conservation Area</li><li>• The vertical scale of the proposed dwellings is out of keeping with the other properties in the area</li><li>• Roof designs do not conform to the current established architecture within the area</li><li>• front and rear elevations are completely out of keeping</li><li>• The proposed designs are completely out of keeping with the current developments already mentioned that are in direct proximity of this application and we suggest the council should ask the developers to make the design's more sympathetic and reflective of what has recently already been granted</li></ul> <p>Speaking from our personal point of view in the previous plans the buildings were side on <a href="https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2017/93638&amp;file_reference=675205">https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2017/93638&amp;file_reference=675205</a> which would have had much less impact on the existing buildings in the area and make for a better integration of the new houses compared to the current submitted plans that have the rear of the</p>	

new houses compared to the current submitted plans that have the rear of the buildings now facing our property (and significantly taller)

The new application incorporates up to 4 storey buildings on very substantial footings (Plots 6 – 10) which all contributes to having a severe impact on the current housing and a much greater loss of privacy.

It is also not specified if these buildings will be “no less than 21 metres is recommended between facing windows of habitable rooms” [https://kirklees-consult.objective.co.uk/portal/pp/spds/house\\_extensions/house\\_extension\\_spd?pointId=s1598446798441](https://kirklees-consult.objective.co.uk/portal/pp/spds/house_extensions/house_extension_spd?pointId=s1598446798441) because it is our belief from rough measurements that the proposed buildings will be significantly closer than 21 metres to our current kitchen. But even if they were further than 21m (which we strongly doubt) it will still be a huge impact and loss of privacy to have such large buildings overlooking existing properties because the plans are now “face to face” whereas before they weren’t the proposals were for the new properties to be “side-on” hence mitigating the impact.

So if the houses could be reverted to the direction on the original plan (left image) and if Plots 9 & 10 could be located below Plots 7 & 8 then there would be no impact to the existing houses and no objections because they would be lower down the hill and not have an effect or be able to see into currently habitable rooms. Because as you can see from the right image which is the current application there is a significant impact on the current Listed Building sited within a Conservation Area.