

From:
To: [DCAdmin](#)
Subject: Comments for - Planning - 2021/62/93965/W – 26, Greenhill Bank Road, New Mill, HD91ER,
Date: 15 December 2021 09:33:22

Emailed to - dc.admin@kirklees.gov.uk

Wednesday 15 December 2021

28 Greenhill Bank Road, New Mill,
Huddersfield, HD9 1ER

Dear Sir or Madam,

Further to application number **2021/62/93965/W** – 26, Greenhill Bank Road, New Mill, HD91ER. I would like to put forward the following comments.

My comments relate entirely to the character of the local area, and the Green Belt, and the significant impact this proposed development will have on that.

<!--[if !supportLists]-->• <!--[endif]-->This application does not give an accurate and true picture of the 'hamlet' that the proposed application relates to.

<!--[if !supportLists]-->• <!--[endif]-->There are a significant number of inaccurate statements throughout this application and these wholly misrepresent the wider location and landscape and thus context for this application.

<!--[if !supportLists]-->• <!--[endif]-->I feel it is a wholly inappropriate development to build a new build double height double storey garage in the designated Green Belt – there is very little detail as to why the new garage building has to be double storey in height.

<!--[if !supportLists]-->• <!--[endif]-->There is no precedent for any double storey (garage) building in this environment, all other neighbouring outbuildings and garages are single storey only, many of which, have been repurposed from existing sheds or toilet block buildings and are not new buildings on Green Belt.

<!--[if !supportLists]-->• <!--[endif]-->I object strongly to the need to build a double height new building in the middle of the Green Belt, and that as suitable garage facilities are needed, a better solution could be sought – even with a single storey garage.

<!--[if !supportLists]-->• <!--[endif]-->I suggest that with this proposed **double height garage and office space** that, in due course, once built, it will be used for a commercial business and maybe even in future, accommodation, thus

increasing commercial traffic with visiting clients on the existing private access road.

<!--[if !supportLists]-->• <!--[endif]-->Perhaps some sort of conditions could be made whereby it is stipulated that it is for personal office space only and cannot form accommodation or a commercial business open to visiting clients and future expansion – thus suggesting limited access to domestic residential vehicles only.

<!--[if !supportLists]-->• <!--[endif]-->Looking at the plans the proposed 'passing place' does not look sufficient for the purpose, as the existing lane is very narrow and the proposed 'passing place' is little more than a turning entrance to the proposed garage forecourt.

<!--[if !supportLists]-->• <!--[endif]-->Furthermore, in the 25 years that I have owned this property there has never been a need for any 'passing place' on the current track and access for the 'hamlet' as described.

<!--[if !supportLists]-->• <!--[endif]-->A passing place is not something that is required or to the 'benefit' of existing households at the top of this hill, and so this application is misrepresenting the wishes of neighbouring properties to suggest that this is a 'benefit' to all concerned.

<!--[if !supportLists]-->• <!--[endif]-->In addition, one inaccurate statement suggests that current householders are regularly using and parking on the main highway for more than a temporary access - this is wholly inaccurate and a misrepresentation of the context of and justification for this 'passing place' development, and the extensive engineering it entails to an existing satisfactory private road and access arrangement.

<!--[if !supportLists]-->• <!--[endif]-->One further misrepresentation is the suggestion that the terraced cottages in this hamlet are large dwellings with associated large curtilages and outbuildings. Number 28, which I own, has neither outbuildings nor any large curtilages to speak of – it is a very small 3-bedroom end of terrace property and it has a single flagged parking place as designated by the HM Land Registry in 1995, when it was purchased.

<!--[if !supportLists]-->• <!--[endif]-->I might add that my property will be looking directly into the second storey of the proposed double height garage and so not only will my privacy be affected looking back up the steep hill, but any privacy within the office accommodation will be wholly overlooked by my entire property – top and bottom windows, as my property faces fully onto the existing garden and proposed new build in Green Belt.

To conclude, this proposal is a significantly massive development placed within a very restricted and tight physical environment, and as a neighbouring residential dwelling that will be greatly impacted, I request that the Kirklees Council Planning and Development Department, do their due diligence thoroughly and review the wider context of the proposal fully on its consideration (not accepting each statement within the application as whole fact).

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