

About the application

Application number: 2022/92570	
What is the application for?:	Variation of condition 1 (Plans) on previous permission 2019/90727 reserved Matt
Address of the site or building:	106, Greenfield Road, Holmfirth, HD9 2LP
Postcode:	S35 7FG

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>Thank you for notifying us of the retrospective application to change the plans on the above application at 106, Greenfield Road, Holmfirth.</p> <p>There is a very long history of applications for this sloping site and many adaptations have been suggested to reach a proposal acceptable to the surrounding area and addressing concerns from neighbouring property owners.</p> <p>We raised a concern in May this year, with Mr Howden, that the heights of the buildings in progress appeared to be higher than expected and that excavation was less than expected (copy of email attached).</p> <p>One of the main issues has always been the scale and height of the proposed dwellings and it is evident that the changes for which approval is sought result in a significant increase in overall height and therefore provide more accommodation on the same footprint. On this basis we object to the changes requested – although as plot 3 is complete and plot 2 is at roof level, we are worried as to what degree the changes can be averted.</p> <p>Given the number of architects who have been involved in designing houses for this site, we find it incredible that the applicant suggests the changes are due to recommendation by the roof truss supplier and fear this may be the start of creeping, incremental changes to the entire site from those detailed plans agreed in 2019. On this basis we object to the changes requested.</p> <p>Receipt of the planning notice this week has caused us to refer to the approval of the previous planning application 2020/70/93548/W (April 2021) which gave conditions relating to the approval. Condition 7 relates to the 'construction of dwellings shall not be begun, except for the construction of foundations for plot 3, until the means of vehicular access to the site has been constructed in accordance with the details'</p> <p>This condition related to public safety. At this moment plot 3 is complete, plot 2 is at roof level and no changes have been made to the vehicular access.</p> <p>With the assistance of the planning officers, we have previously been provided with cross sections and assurance that our property would look over the roofs of plots 6,7, 8 which are proposed behind our house (App ref 2015/04100; 2020/02548). We now</p>	

which are proposed behind our house (App ref 2015/94106; 2020/93548). we now seek updated reassurance and protection that the site will be closely monitored so that no more creeping changes will be implemented by the developer – specifically in relation to height and mass - which may adversely affect us but be found acceptable to the planning department.

Email sent Sunday May 8th 2022 raising concerns over the development

Dear Mr Howden

Re: Planning application 2015/94106 and / or 2020/94548

I am writing to seek your advice re the above planning application and subsequent development at 106, Greenfield Road, Holmfirth.

You may be aware of the long history of planning applications relating to this site and the eventual approval for the development of family houses.

At the time the approval was granted there had been much discussion about the height of the completed properties and that relationship to our home at 3a, Broad Lane. We were assured, after additional information had been provided that the excavation, new road height and roof height would ensure that we looked over the properties which were agreed to be adjacent to ours.

The first house, at the lower end of the site, has now been completed to roof level and we are extremely concerned about its size.

We are asking that you check that the building is in accordance with the approved levels and heights - there has been no excavation or levelling of the access road from Greenfield Road - and that subsequent properties are constructed at the appropriate lower levels and are not built to excessive height.

Regards