

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 your notification of the retrospective planning application for 106 Greenfield Road.</p> <p>Since 2004 there has been a long history of planning applications and approval for this site culminating in approval of variations of conditions and subject to conditions relating to application 2020/70/93548W dated 8 April 2021. This final approval satisfied the needs of the developer, local neighbours and Kirklees Planning Services.</p> <p>Section 7 of the approval states: 'The construction of the hereby approved dwellings shall not be begun, except the construction of foundations for plot 3, until the means of vehicular access to the site has been constructed in accordance with the details shown on Drg No.579-101E-S38. Reason: To ensure adequate visibility in the interests of highway safety and to accord with Policies LP24 and LP21 of the Kirklees Local Plan....'</p> <p>My understanding is plot 3 is complete externally, plot 2 is at roof level and no changes have been made to vehicular access. This is a blatant disregard of the planning process by the developer.</p> <p>I cannot comprehend why the developer has applied for retrospective planning permission to increase the final roof ridge heights of plots 2 and 3 at this late stage. Surely, this application should have been made prior to construction? Particularly as so much work had been undertaken by the previous owner to ensure that roof ridge heights did not have a detrimental impact on neighbouring properties. The schedules 18131D-106-PO8 and 18131D-103-PO6 approved in 2019/61/90727/W are a testimony to this and should not be revoked at this late stage.</p> <p>I have a major concern that if retrospective approval is granted for increased roof ridge heights on plots 2 and 3 then the developer will then subsequently apply for the same on all properties on the development. This would be a deliberate attempt to secure development that is unacceptable to local neighbours. I therefore strongly object to the requests made in application 2022/92570.</p> <p>Effective enforcement is important as a means of maintaining public confidence in the planning system. For the reasons outlined in my response and the possible breaches of planning control, this development requires investigation by a planning enforcement officer.</p>	