

## About the application

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| Application number: 2022/92573   |                                                                             |
| What is the application for?:    | Erection of extensions and alterations, demolition of existing conservatory |
| Address of the site or building: | 3, Blake Hall Drive, Mirfield, WF14 9NG                                     |
| Postcode:                        | WF14 9NG                                                                    |

## User comments

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| Type of comment: An objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |
| Do you wish your comments to be published on the website anonymously?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Yes |
| <p>I object to this application. The reasons for my objection sit in 3 main topic areas:</p> <p>1) Out of keeping with local design and appearance (what the building will look like)</p> <ul style="list-style-type: none"><li>• As per several of the nearby properties built in the 1950s the existing building is of a mock Tudor style (mocking possibly the actual Tudor building of the old Rectory further into the estate at the end of Park Drive North). The proposed changes would completely lose this historic character. Therefore, the resulting building would be completely out of keeping in appearance with the rest of the estate.</li><li>• Also changing the converted loft space at the rear into a complete, box floor to the house which will create a high rise look and feel which is completely out of step with the suburban environment of the rest of the estate.</li></ul> <p>2) Conflict in Visual Amenity - the views and surroundings that create the backdrop to an area</p> <ul style="list-style-type: none"><li>• As a prominent property on one of the two main entrances to Blake Hall estate its proposed appearance would adversely dominate the view and so negatively, and drastically alter the surroundings. It also sits on the main crossroads in the middle of the estate and therefore most estate residence would see the imposing design regularly and from a long distance.</li></ul> <p>3) Contrary to Mirfield Neighbourhood Plan</p> <ul style="list-style-type: none"><li>• The planning proposal completely disregards historic context and precedent for the estate. Within the plan the stated aim and I quote is: "The overarching aims of this Design Code are to promote .... sensitive redevelopment in Mirfield that builds from the historic character that gives the Parish its sense of place.". Clearly this is not true.</li><li>• Another example is that it clearly conflicts with the aspiration stated in the plan that designers "REFLECT CHARACTER – Development must clearly respond to and take on existing characteristics found within the character area, street or site across most design aspects including; Scale, Form, setback and materials in order to fit in and reflect the existing character." It clearly conflicts in at least scale and form.</li></ul> <p>Thank you for your consideration.</p> |     |