

About the application

Application number: 2022/92799	
What is the application for?:	Erection of extensions, conversion of existing attached barn to living accommoda
Address of the site or building:	17, Town Gate, Upperthong, Holmfirth, HD9 3UX
Postcode:	HD9 3UX

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>With reference to :</p> <p>Holme Valley Neighbourhood Plan (HVNP) adopted and brought into force by Kirklees December 2021</p> <p>Kirklees Local Development Plan (KLP)</p> <p>National Planning Policy Framework (NPPF)</p> <p>My objections are specifically to the proposed garage, boundary wall and turning circle. My objections are based with reference to the following :</p> <p>HVNP & KLP Clearly states that developments should take into account landscape and views. Developments should respect long distance public views of the upland areas. In addition, views across the valley must be considered, including from other areas. Protecting and enhancing the landscape character of the Holme Valley.</p> <p>KLP LP 35, LP5 Historic Environment</p> <p>Protect and enhance the rich historic environment and conservation areas, including designated and non-designated heritage assets and their settings and landscape Ref LP32.</p> <p>Protect and enhance the character and quality of the landscapes, including villages and urban environments. Where the impact of a planning proposal on the significance of a heritage, designated or non-designated, is not fully understood, the developer may be expected to carry out a Heritage Impact Assessment.</p> <p>This has clearly not been carried out.</p> <p>KLP LP32 Landscape</p> <p>Stipulates that development proposals should be designed to take into account and seek to enhance the landscape and character of the area in terms of Views, Habitat Boundaries and the Settings of Buildings.</p> <p>KLP LP24 5.2 Design</p> <p>An extension should not have an adverse impact by way of overshadowing or reducing the outlook from a neighbouring property.</p> <p>KLP LP47 Health and Wellbeing</p> <p>Improve the health and wellbeing of residents. There is no reference in the application that a Health Impact Assessment ref LP47 has been carried out. This is required on proposals which have a significant effect on the health and wellbeing of local communities. Further, Policy 4 in the HVNP states developments are required to</p>	

communities. Further, Policy 1 in the HVNP states developments are required to account for a variety of geographic and sensitivities in order to protect and preserve the district characteristics of the area.

Development should maintain and potentially enhance the existing townscape character and further protect landscape by avoiding development where it may adversely impact upon the characteristic features of the plan area.

Ref NPPF states ; Heritage and non-heritage assets should be conserved in a 'manner appropriate to their significance' Taking into account 'The wider social, cultural, economic and environmental benefits'

KLP LP53, 19.3 Green belt and open green spaces.

States the council will protect open green spaces. As the last open space within the village the agricultural area at the rear of the property performs an important visual break in an otherwise built-up area of the village.

KLP LP5 Place Shaping

Aims to conserve the historic environment, particularly Conservation Areas, and consider the local needs with recognition of open spaces.

KLP PL13, 13.1

A key objective will be to protect and enhance the integrity of the natural environment and the locally distinctive qualities which contribute to its character including the varied landscapes.

KLP LP48 Community Facilities and Services. The loss of valued community assets, such as shops, public houses and other facilities of value to the local community. Will only be permitted under certain circumstances. Which this application does not conform to.

HVNP, Policy 1 note 4

Protecting and enhancing the landscape and character of the Holme Valley. Any extensive planting scheme which are likely to impact on public views 'must include a public consultation with the local community'. Trees and bushes have been planted on the agricultural open space by the applicant. This has been done with no prior consultation with the local community.

General Statement

The layout design of the development has not taken any account of the damage to and usage of Royal Oak or the feelings which residents have now clearly voiced in the many objections raised. Any form of consultation by the applicant may have avoided the current situation and ill feeling.

The re-siting of the garage in a direct line from the barn and the turning circle moved 180 degrees to be sited behind the barn could be an acceptable alternative and would be within the curtilage of existing buildings. Providing the applicant with the privacy they seek without damaging the landscape and outlook from the Royal Oak.

Summary

With reference to the HVNP, KLP, NPPF : the erection and location of the garage, 3 metre boundary wall and turning circle are contradictory to the aims and guidance of the above policies and therefore these sections of the proposal should be rejected.