

Address: 4 Greenlaws Close Holmfirth Hd9 3HN

### 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?	No

With regards to the planning application, I can confirm that I strongly object to this application for the reasons set out below:

- The proposed development is not in keeping with the surrounding area, existing buildings and or environment in which it is positioned. It is placed directly within the centre of the Upperthong conservation area and on agricultural land.
- The proposed new access and driveway to the proposed standalone garage, is imposing a threat to local wildlife that inhabit the land on which the development is being proposed. This is one of the last remaining stretches of open landscape within the centre of the village and a significant area that has not already been built on. Given the developments over recent years across significant stretches of landscape across the lower areas of the village I see this as a proposal that is simply over-developing the area.
- The materials and external finish that have been proposed are out of character with the area, surrounding properties and the location as a whole.
- The proposed access to turn in/out of the newly proposed driveway will create additional risk of accidents. This road is already a congested area for access through the village and to historical properties located within.
- There are already numerous driveways along this route and the addition of this proposed new entrance/exit it will create an additional hazard. It will be directly facing the adjacent property which may cause traffic issues on this narrow road. I also have major concerns that it could potentially cause more problems to an area of the road that is already restricted in width. For example, this will considerably increase the risk of traffic accidents and also danger to local residents, pedestrians and the patrons of the Royal Oak public house.
- I do not see how the proposed development is in line with any aspect of the details outlined below:

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

The Setting of Heritage Assets: English Heritage Guidance.

Kirklees Local Plan Policy

Policy LP35

Historic environment

- The proposed development is in direct contrast and an intervention of the heritage and conservation act as it directly impacts in a significant way; 'the existing and historical surroundings/views' within which the proposal has been put forward.

As a local resident, I thank you in advance for reviewing my opposition to this planning proposal.