

Address: 2 Pennine Gardens Holmfirth HD9 3FA

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
1. ACCESS. The opening up of the existing barn access as a thoroughfare seems unsafe. I note the highways assessment by Paragon does not include any visibility splays which is commonplace with other applications such as this. The general requirement is for a 1.5m x 1.5m clear visibility at a height above 600mm to be achieved either by widening the proposed access or splaying back the abutting wall or building. Given the position of the access is at the boundary of the property this does not seem achievable. In addition there are regularly cars parked opposite the barn door and I don't see how a typical vehicle could manoeuvre in and out of this access point without further modification. Furthermore the existing access to the rear on the east elevation of the property seems to be wider and a safer proposition requiring little to no modification of the existng street scene. There is even an existing five bar gate to permit vehicular access. I also note with interest that the assessment document submitted from Paragon states in section 2.3 that "It is acknowledged that the existing access to the garage falls short of current standards". If dramatic redevelopment of this site is to be permitted then surely the access to said site should be brought in line with current standards. 2. NEW WALL. The proposed 1.8m (6ft) wall along the boundary is specified above the level of the Royal Oak Public House car park. The applicant's land is significantly lower than this level meaning the overall wall will be considerably more than 1.8m. I don't see any structural plans for said wall nor any consideration to the footings and containment of land mass which makes up the public house car park itself. In addition, a comment in support of the application states that a 6ft stone wall is commonplace in this area. Having lived in Upperthong for several years and having walked by dog regularly around the local countryside, I have never seen such a wall. It will without question look out of place and incongruous to the venacular of the Upperthong conservation area within which the site sits. Lastly, the loss of amenity view from the public house beer garden, which I frequently visit, will be of detrimental impact to the village and the ongoing success of the Royal Oak as a going concern. 3. PROPOSED REAR ELEVATION. The increase of windows and sloping features to	

3. PROPOSED REAR ELEVATION. The increase of windows and glazing features to the rear of the property is surely out of kilter with the properties in the local area and not what one would expect to see from such a visible property within a conservation area. With the exception of the lean-to stone store the entire rear elevation shows floor to ceiling glass, be it bifold doors or windows. This is a dramatic and unnecessary change from the existing elevation.

4. CHANGE OF USE. I understand that the existing barn section of the property was never intended to be used as habitable space. I also understand that the lower sections of the rear site curtilage were historically agricultural use and now seem to have been subsumed into domestic garden areas as per the proposed plans. As one of the last remaining agricultural spaces within the village of Upperthong it seems detrimental to change this. I see no reference to either change of use detailed in the proposed plans.

5. FUTURE DEVELOPMENT. It is clear to me and other residents that I have spoken with, that the proposals detailed in this application will simply be the start of what will become the future development of further properties to the southern end of the site. The carriageway and turning area in front of the propose garage seems, to me at least, to be the groundwork for further traffic flow in and out of the site.

6. APPLICATION FORM ERROR. I note that on the application form the applicant has ticked "No" on the section about whether the site can be viewed from the highway, public footpath or other public land. I assume this to be an error but one that needs highlighting. The entirety of the site can absolutely be viewed from either Towngate itself or the public footpath which runs to Western edge of the site from Towngate, adjacent to the Royal Oak Public house, and leads to Greenlaws Close and Holme View Drive. This clearly demonstrates just how visible this property is from the centre of the village and why Kirklees Planning officials must carefully consider the proposed plans and the impact they would have on the local area, and ultimately REJECT the application as it currently stands.