

Address: Talisker, 8 Highcroft Holmfirth HD9 3HE

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

I object and have concerns about the planning application on the following grounds

Highway safety

The new proposed access would create a new point of entry/exit (albeit seemingly narrow for modern vehicles) onto what is an already busy and at times congested part of the Town Gate. There are often cars parked opposite the proposed new access point.

I believe that tracking should be provided to show how the applicant would enter and exit the site given the nature of the new driveway. There are no visual sight lines available to the east when exiting the property.

The proposed access point is adjacent to the existing Royal Oak pub car park, which again would raise safety concerns.

Due to the location of the site, the narrow road and limited off street parking available, construction traffic, material deliveries etc. will impact on the neighbouring dwellings and the pub.

The existing access at the east of the property appears to be wider than the proposed barn access, and, although still not ideal, has better visibility of the highway.

There is no footpath to the application site side of Town Gate. The footpath on the opposite side of the application is narrow. The new access point would compromise the safety of highway users and pedestrians. Therefore, I believe should be refused on highway safety grounds.

Visual Aspect

Raising the west boundary wall, will inevitably impact on the visual appearance of Town Gate. The openness at the rear of the Public House setting allows lots of natural light into Town Gate. The Royal Oak pub is the "heart of the village centre". Whilst it is not possible to protect a view on a point of law, the subject wall would greatly impact on the pub setting and openness of the public outdoor area, which many local people and tourists enjoy. This will likely have a negative impact to the Royal Oak trade and therefore to the village itself.

Full details of the planned wall have not been submitted.

Change of Use

I believe that the plans propose a change of use from what is non domestic curtilage to a formal garden.

There will be a loss of valuable habitat for wildlife.