

Address: Shiraz, 142 Upperthong Lane Holmfirth Hd9 3uz

About the application

Application number: 2022/93510	
What is the application for?:	Erection of detached dwelling with intergral garage
Address of the site or building:	Shiraz, 142, Upperthong Lane, Upperthong, Holmfirth, HD9 3UZ
Postcode:	HD9 3UZ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
I wish to comment on the planning application 2022/62/93510/w. I am an immediate neighbour and live st Hilltop which is south-east of the site. I bear no ill will towards the applicants who have been my neighbours for about 15 years. I admire their ambition and i do not wish to thwart it. That said i must look after my own interests and protect the benefits that i currently have. I have lived in my current house for 37 years. I am now in my late 70s and would like to think that i will be able to live at Hilltop in relative peace and quiet. On this basis i would like to make the following points. 1. Overlooking. Though the design statement says that the proposals are to replace the existing property on a very similar footprint, the rear half of the house is nearly doubled! This increase in width is towards the south-east, towards Hilltop (109-22-PL01). This means that the side wall of the Kitchen/Lounge and Bedroom No 3 (109-22-PL02) will be much closer to my patio and to my Kitchen windows. There is increased fenestration on this elevation, including four full height windows (109-22-PL03). This would mean that my Bathroom and Kitchen windows are increasingly overlooked. 2. Loss of light. The design statement says that the property (presumably proposal) is nominally higher than the existing dwelling by 700mm (109-22-PL03). This seems to allow a less steep driveway. This means that the ridge of the proposed building would be both higher and nearer than at present, and this would mean that Hilltop would lose a considerable amount of light particularly to my gable end bedroom window, which is in constant use. 3. Loss of privacy. Again referring to the design statement, it suggests that there would be no overlooking of the secondary window on my gable end. This seems odd because the window in the gable end of my house is for my permanant bedroom window and this will be overlooked by the fully closed atrium. An atrium may, or may not be categorised as	

overlooked by the fully glazed atrium. An atrium may, or may not be categorised as habitable however from the proposed plans it appears that someone standing on the left-hand side of the upper gallery could look straight into my gable end window (109-22-PL01 and PL02).

Air source heating

The design statement suggests that the heating system will be a ground source or an air source. If it is ground source, then the heat exchange unit would presumably be located in the plant room. If however it was to be an air source, then the unit would have to be located on or near an outside wall I cannot see this drawn on the plans but i would ask that it is not put on the south-east wall, facing Hilltop as there is always a noise from them.

In addition to the material considerations above i would also wish to have a guarantee that any potential building project is carried out in such a way as to minimise any visual, oral or environmental nuisance. To this end i would ask that the following conditions are imposed.

Working hours to be 8am to 4pm Monday to Friday with no weekend working

All attempts made to keep the volume of power tools to a minimum.

Dust suppression to be used during demolition and whenever abrasive tools are being used.

I would anticipate having a contact phone number of the person in charge of the site in case of breaches of these conditions.

All boundaries to be respected. Any damage to walls and drains to be rectified (the location of my drainage system, including the Inspection hatch has been in situ since the building of both properties in 1963) The drystone border wall overlooking my drains suffered a minor collapse on 30/09/21 requiring Mr Hubbard to remedy this displacement. The proximity of the proposed building would require foundation work which may threaten the stability of this wall.

I trust that these comments will be taken into consideration,