

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: A general comment	
Do you wish your comments to be published on the website anonymously?	Yes

I am a close neighbour living on the opposite side of Upperthong Lane, and do not object in principle to a replacement dwelling if that is the most appropriate solution. Despite that I have some reservations and hope that the following points will be considered by the planning committee.

1. This plan involves the demolition of the current house. I cannot think of any other total demolitions in Upperthong Lane, and other modernisation plans have involved partial use of the original building, often on the same or a very similar footprint. If this is allowed to go ahead it will set a precedent for more demolition projects.

2. Demolition will cause a large amount of noise and dust for other residential properties in the area. There will be excavators and other machinery used for the demolition. Large vehicles, carrying away debris, will be working almost opposite an unmarked and busy road junction which leads into a large housing estate.

3. The current plans are an unusual design, with an unusual footprint, and include an atrium. Although modern design may be encouraged, this replacement house, sandwiched between bungalows, may stand out on the street- scene and not enhance it.

4. The bedroom window of the neighbour at Hill Top to the South East, is currently closest to a single-story porch on Shiraz. The height of the porch and the bedroom window are very similar. The proposed building will be closer to the boundary between the 2 properties for much of its length, and will be 2 stories high. There are also a number of windows on that side of the property, some full length, and along with the atrium, they will affect the neighbour at Hill Top. The ridge will also be higher. Because of this, the neighbour's privacy and outlook, both inside his house and in his rear garden, would be adversely affected.

5. When there has been previous building work in the immediate area, there has been continuous disruption over many months. Although work may not start until 8am, machinery such as generators have been started much earlier than that. Deliveries have sometimes blocked other people's driveways and vehicles associated with the works have been parked in inappropriate places. Radios have played throughout the day, disturbing close residents. Is there any way that these matters can be addressed successfully, so that minimum disruption is caused to neighbours?