

About the application

Application number: 2022/93843	
What is the application for?:	Demolition and partial reinstatement of dry stone wall, engineering works to lev
Address of the site or building:	Meadow Barn, 16, Manor Road, Farnley Tyas, Huddersfield, HD4 6UL
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
Ref.application 2022/93843	
<p>With reference to the above numbered application; Demolition and partial reinstatement of dry stone wall, engineering works to level access and erection of new gate (within a Conservation Area).</p> <p>The covering letter under application states that 'the retrospective demolition and part rebuilding of the wall- whilst possibly requiring planning permission- it is also arguable that this counts as maintenance which does not affect the external appearance of the structure. In any event it is only a negligent departure from PD rights'.</p> <p>In a Conservation Area, particular this particular site, surely there should be no departure from PD rights.</p> <p>The site outlined in the plans is a paddock that was split in half due to several planning applications being refused and dismissed at appeal. The result was the paddock being divided in half and each half sold to adjoining properties.</p> <p>The dismissed appeals refer to the visual corridors on Manor Road and their importance to the Conservation Area. The visual corridor at this site was considered very important and has already been compromised by the paddock being divided in half and would be further compromised if these engineering works were permitted and part of the dry stone wall replaced by a gated fence.</p> <p>There was no existing opening at this site, a section of the wall was removed to create it and a subsequent Enforcement notice COMP/21/0446</p>	