

About the application

Application number: 2023/90444	
What is the application for?:	Erection of detached dwelling
Address of the site or building:	Land adj, Fern Bank, Far End Lane, Honley, Holmfirth, HD9 6NS
Postcode:	HD9 6RP

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
We do not consider that the applicant has made a 'realistic calculation' of parking requirements for this development. The 'Application Form' states that 3 parking spaces will be provided (as required for a 4- bedroom house). The plans however show only 2 unsecure parking spaces. The proposed dwelling is clearly intended to be a 4-bedroom house. Reference to the plans show 4 bedrooms although one is conveniently marked as a 'study'. When considering the withdrawn application 2022/91069 which had the same internal layout, Highways were clearly of the same opinion - referring to the proposal as 'a four/five bedroom' house. The provision of only two unsecured parking spaces will no doubt result in vehicles parking on Far End Lane. This is most likely to be opposite Field End Lane - between the designated 'In' and 'Out' access points. This will obstruct a vehicle's view at these access points and at no.39's driveway. If access is obstructed or blocked by parked vehicles, then this is likely to create neighbour disputes. We are also surprised that the application does not include a garage or any secure parking, usually an essential requirement for a new dwelling and particularly for an executive, high value dwelling. We therefore suspect that a future planning application will be made for a garage which will require another access point with Far End Lane. These matters need to be properly and realistically considered so that the development is not detrimental to Highways safety at Far End Lane.	