

Address: 18 Woodhead Road Holmfirth HD9 6PP

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?	No
We have looked at the applicants Ecological Impact Assessment dated 30th January 2023 which has only recently been added online. It raises concerns in relation to no18 Woodhead Road. The report states that 'scrub on the steeper section of the embankment, adjacent to 18 Woodhead Road, has not been cut back' – this is unlike the rest of the site. This predominantly dense, evergreen laurel hedging described as 'up to 6m in height' is within 2-3 metres of no18! This has been left to substantially overgrow by the current owners of the land. In the 30 years that we have lived at no18 these laurels have never been this high - they were managed to a reasonable height by the previous owners so that they did not overshadow no18. The applicant's report notably refers to 'bare ground beneath the heavy shade of the laurel shrubs' on the site. We are therefore concerned that the report states that these will be retained to 'provide screening between the new dwelling and 18 Woodhead Road'. Put simply - screening of 6m+ in height is completely unacceptable. The fact that this excessively high screening is considered necessary is a clear indication that the proposal is unsuitable. This excessive height is required due to the site's steep topography and the position of the proposed dwelling too close to no18 - separation distances are inadequate.	

This proposal will have an overbearing impact on no18.

The report also refers to the planting of new trees on the site.

This is to be within the area shaded blue on page17 – Figure 2 Habitat Management Recommendations. This blue area extends into land which is not owned by no39 Far End Lane - this is the reason it is about the only area of land which still has trees.

Mature trees were cut down along the full frontage of the application site and within the area for the proposed new dwelling.

It is now proposed - to compensate for this loss – to plant new trees within the blue area. This effectively 'moves' trees to this blue area and concentrates trees to one area of the site – the area elevated above no18's only private amenity space.

This will create another natural (and growing) dense 'screen' which will lead to loss of daylight and sunlight and cause further overshadowing at no18.