

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 do not believe that the application meets the planning standards for space between buildings.

Steep topography at the site requires standard separation distances be increased.

Ground levels differ significantly between the proposed dwelling and no. 18 Woodhead Road to such an extent that viewed from no18 the proposed dwelling is equivalent to a 4/5 storey building.

The omission of no18 from the Northern Elevation on the submitted plans is not surprising. Its inclusion would clearly demonstrate the dominance and overbearing nature of the proposed dwelling sitting above no 18 like its mothership!

It would sit wholly above no18's roofline, extending beyond the single storey elevation and above the only garden / private amenity space which is at the side of no18

The scale of the proposed development in such close proximity to no18 has an unacceptable impact upon no18's residential amenity.

We believe that separation distances should also be applied to the property's balcony – the closest part of the dwelling to no18's amenity space. This provides increased opportunities for overlooking and views directly into habitable room windows. Such direct and uninterrupted views from an elevated position will inevitably intrude upon privacy.

It should be noted that

- The 2019 OPP proposed a smaller Plot 2' behind no 18 on its earliest plans. KMC required its removal before planning approval was given
- The Delegated Officers Report for the 2019 OPP concludes the site could accommodate a single dwelling in the northern part, the flattest and widest area of the garden where it would also sit in the existing building line of Far End Lane and in the area with lowest ecological value.
- The HV Parish Council's response to the 2019 application, to the withdrawn application and to this application includes concerns about overlooking and loss of light

The 2019 OPP is a material planning consideration, and it shows there is a more suitable position for the single dwelling within this garden site.

We would therefore ask the council not to support the application.