

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We have compared the comment from Farhad Khatibi, Highways Structures dated 20th February 2023 to his response to the withdrawn application 2022/91069.

Why has he removed the minimum '2m easement strip' from Highways Structures requirements for development at the site? No explanation is given.

There is no doubt that major structural and engineering works will be required to support Far End Lane as a result of the proposed development.

The development site has a boundary with the carriageway edge – there is no footway and the land falls away steeply after the boundary wall

The stability of the slope is unknown. There is no evidence of any groundwork investigations having been made or any surveys being carried out.

Until these investigations have been undertaken then it is surely necessary to provide for the worst-case scenario. This should not be a pre-commencement consideration which is addressed after Full Planning Permission is granted.

Any relaxation of requirements at the planning stage should be supported by relevant professional analysis and calculations.

The development is also in very close proximity to neighbouring property no18 some 15m below on Woodhead Road. Any issues due to slope stability or the structural adequacy of the slope will therefore also have a direct impact upon no.18.

Furthermore the proposed dwelling is now located immediately behind no 18

If the application does not allow for provision of 'not less than 2m' and post approval investigations confirm that this is needed, it will likely require unacceptable post approval alterations which would need to move the proposed dwelling even closer to no18.

There is no scope to do this as separation distances are already inadequate.