

Address: The Hawthorns Dewsbury Road Elland HX5 9JU

### About the application

Application number: 2023/90934	
What is the application for?:	Erection of attached garage with storage (within a Conservation Area)
Address of the site or building:	12, Binham Road, Edgerton, Huddersfield, HD2 2AP
Postcode:	HD2 2AP

### User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>As owners of The Lodge, Binham Road, Edgerton, HD2 2AP we would like to raise objections to the proposed development for the following reasons:</p> <p>During 1976 Edgerton was designated a Conservation Area of Special Architectural and Historic interest, we consider the proposed additional development inappropriate, it lies within the Character Area 1 part of the EDC and would be visible from the lower part of Binham Road, No 8, The Lodge and The Mount School (formerly Cedar Grove). The buildings known as 10 and 12 Binham Road were categorised during the EDC Survey of 1976 as having a negative factor and being unsympathetic to the area so any further development will only amplify that negativity.</p> <p>Number 12 Binham Road has already been substantially extended previously in 2010, its footprint increased by over 50% from less than 120 m<sup>2</sup> to 180 m<sup>2</sup>, these proposals are to add a further 115 m<sup>2</sup> eventually having a footprint of 295 m<sup>2</sup> which is approaching 3 times the original property size.</p> <p>The previous 2010 extension did have an integral garage that now appears to have been re purposed.</p> <p>The size of the proposed Garage appears grossly out of proportion with the original building, a standard double garage would measure 6m x 5.5m wide not 14 m x 8.2 m wide which would accommodate 6 cars, which raises the question is it intended for some other use than accommodating cars.</p> <p>The Roller Shutter Doors on the West Elevation would be incongruous to their Conservation Area surroundings plus the number of windows, give an impression of a building in commercial use.</p> <p>There is no clear indication of access to the garage, whether by a new driveway or from the existing access road and what materials of construction would be used to blend in with EDC.</p> <p>The intention of the 1976 Conservation Area status should be upheld and this proposal refused.</p>	