

Hillside
Coldhill Lane
New Mill
HD9 7JX

2nd July 2023

Re: Single Dwelling Application 2023/90958

To the Planning Dept,

We write to you in response to the above application to outline our concerns and objections as requested.

When we purchased our home (Hillside) in August 2022, we were aware that the land below us just off Cold Hill Lane already had planning approved to build on. As we understand it, the application already approved, is for the proposed building of two dwellings of a two storey construction which, although individually smaller than that of the new application we now refer to, would have been less dominant within the plot. Basically what we thought was going to be built versus what is actually being proposed is wildly different. This could have had an impact on us buying our property 12 months ago.

A new application has now been submitted to build a single dwelling built over 3 storeys which not only covers most of the plot, but also creates a much more dominant structure in terms of height and we believe would be totally out of keeping and not sympathetic with the surrounding area and other properties. This would not only be very close to the A616 Huddersfield Road approaching New Mill (approx. 1 mtr) but, we feel, would also totally impose itself on the property adjacent known as Hillside by way of the proposed third floor which sits way above previous plans and very close to the boundary.

We see from the application that it is proposed to incorporate a main bedroom, en-suite and dressing room within the roof space thus creating the third floor. This being the case, the North elevation is proposed to be clad in a 'Black' material creating a very large, almost 'monolithic' imposing visual structure. The third floor will also be very dominant on the East elevation facing Cold Hill Lane. We feel this to be far too high given its proximity to Hillside House and its boundaries as well as Cold Hill Lane.

We note that the supporting visual, projection 5, does not show the proposed dwelling in its true light. It seems to suggest that the property would have a much lower roof pitch compared with the 01 Building Section and the East elevation grouped plan. We feel this may be deliberate action so as not to draw attention to the overall height of the building.

Can it be proved that the structural integrity of the hillside itself and retaining walls, both on Cold Hill Lane and the A616, will not be compromised and be safe from any form of landslip or ground movement following ground works and final construction. In addition, a significant drainage system would need to be installed to protect the building from water ingress which we feel would cause problems and disruption both at construction stage and in the future, particularly to the proposed building.

Overall we do not object to the site being built on for domestic use, but feel it does not lend itself to a large three storey dwelling and would be better served by a maximum two storey dwelling with a lower pitched roof and parking. Even perhaps considering flipping the plan to position the dwelling at the southern end of Cold Hill Lane with the terrace and lounge at the North end would alleviate the issue although probably not in its present design form? We're also not even sure if the proposed build is within the permitted build distance between new build properties and boundaries. Could this be confirmed please?

We'd happily welcome a meeting to discuss our concerns with either yourself or the applicant where we could address these issues and concerns. Please let us know if this would be helpful.

Thanks and look forward to your response.