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2<sup>nd</sup> August 2023

Dear Ms. Yeadon

**OBJECTION to planning application reference: 2023/91790 - Erection of single storey rear and side extensions and loft conversion with rear dormer and part construction of new roof including associated external alterations.**

**46 Station Road, Honley, Holmfirth HD9 6LL**

We write to object to this application.

To be clear, we think that the proposed design to the house itself is good.

Accordingly, strictly in relation to the proposals on the house itself, it follows that whilst it is a large increase compared with the footprint of the current house, the proposed extension, on the whole, represents good design in accordance with statutory Development Plan Policy LP24. There is in our view no reason not to grant the permission in this respect and what is proposed, strictly where the house itself and not the wider property land is concerned, is an improvement compared to what the previous owners were proposing in application reference: 2020/93634.

It is externally where we have a difficulty and some concerns. These are in part a result of hangovers from the previous owners of the property.

#### **New Driveway Entrance – a Planning and Highways Issue**

We have raised previously, including with the previous owners before their departure. A new driveway entrance was formed removing the wall adjacent to the highway where no dropped kerb was or is in existence. Part of the wall, uniform in terms of materials and appearance in the street scene, has been removed. All that exists now is wooden boards covering the entrance with a sign over it, saying no parking and that access is always required – this is completely wrong, from both a planning and highways perspective.

This is not something that is explicitly referenced in this planning application, but clearly appears on the existing and proposed plans, as if it is a lawful feature and permanent fixture, not in breach of planning control or highways control.

This has no planning permission nor relevant consent from the Highway Authority, on what is a busy road straight opposite a busy high school entrance. This is a loss of off-road parking on an already busy road, opposite Honley High School. A requirement for regular on-street parking from occupants and visitors, would add to the burden of this busy road.

Beyond these ugly wooden boards with signs purporting to restrict parking and access is an engineered driveway from this makeshift entrance.

It is noted that this is not applied for, but clearly appears on the plans. We presume that the applicant is trying to retain this entrance and driveway in breach of planning and highways control via the proverbial 'back door'.

### **Engineered Driveway**

Beyond this entrance which it appears is in breach of planning and highways control, an engineered driveway has been built, albeit this was work done by the previous owners.

Like the demolished wall and makeshift entrance described above, this is not something that is explicitly referenced in this planning application, but clearly appears on the existing and proposed plans, as if it is a lawful feature and permanent fixture, again as if not in breach of planning control.

This is a deep newly engineered driveway to the right (western/south-western) side of the property, containing what looks like mains drainage. This stretches from the now demolished wall on the main road of the property on Station Road, is the entire width from the current house to the boundary with number 44 Station Road to the west and moves right the way down the garden to the bottom boundary of the property, returning eastwards into the garden at the back.

Nothing in the application refers to any change to existing parking arrangements. It is not clear therefore why extensive groundworks and engineering have already been made without permission for an apparent driveway to the eastern/south-eastern side of the house, including demolishing the wall as it meets Station Road, creating a new driveway from the roadside right to the rear of the garden and returning upwards into the garden.

As far as we knew, a building operation or engineering operation in most cases requires planning permission. We had been told by the Council previously that this was being done under the parameters of being 'permitted development' under Part 4 of Schedule 2 of the General Permitted Development Order to facilitate the allegedly temporary caravan at the bottom of the garden (see below) which was apparently put in whilst works on the house were taking place, yet remains three years later.

However, this does not look like or otherwise appear to constitute a temporary arrangement.

Furthermore, it is effectively opened as a driveway from the main road, but again and as set out above as far as we know, no dropped kerb or similar arrangements have been applied for. Apart from anything else, this is a negative intrusion in the overall street scene, as well as having a negative effect on our property next door, both visually and physically.

Again, this engineered driveway is not part of this application but is referenced on the application drawings as if it is a permanent fixture. This is not acceptable and the Council should factor this into its determination, or ask for this and other features on the property to be removed from the plans. Moreover, Planning Enforcement should be investigating such matters.

### **Caravan structure in garden**

A large caravan or possibly building, which is clearly intended as living accommodation, still exists at the end of this unpermitted driveway, right at the bottom of the garden.

Again, this is not something that is expressly mentioned in this planning application but is very clearly shown as a building on the submitted plans (including even the location plan, as if it was a permanent building), which is unacceptable and clearly in breach of planning control. This is a caravan, which apart from anything else looks unsightly.

Whether this is a caravan or a building, this appears to amount to a breach of planning control. We are wondering why this continues to be on the property. Moreover, there appears to be paraphernalia to suggest that attempts are being made for this caravan to be permanent, again apparently in breach of planning control.

This caravan, at the end of an engineered driveway which appears to be in breach of planning control, following removal of the boundary wall and an opening created again in what appears to be a breach of planning control, which has the audacity to ask for the way to be kept clear, because access is apparently required at all times, is unacceptable. It is again not referenced in the wording of the application but is clearly shown on the plans.

The caravan has the effect of overlooking all properties surrounding the site, to the east, west, and south. The effect is not only at ground floor level, but also upper floor levels of surrounding properties, impeding on privacy, amenity and general liveability and enjoyment. We understand that on large building sites, sometimes people live in a caravan for a very short period during particularly intrusive and restrictive construction periods. This cannot possibly be the case here.

#### **Activity of a Building Storage Depot/Yard**

We have said above that the engineered driveway does not look like or otherwise appear to constitute a temporary arrangement. Moreover, almost every late afternoon/evening, a pick-up truck type vehicle comes down this makeshift drive to unload or load building materials, mainly in the form of scaffolding from the property, which is a complete nuisance and clearly not the hallmarks of or conducive to a standard residential property. We suspect that this is now in place to facilitate a builders' yard or similar, which as far as we know being a *sui generis* use is clearly something that requires planning permission (see again further below).

Such a use, apart from being a considerable nuisance and a blight on this long and well-established residential area across the road from a school, clearly requires planning permission.

The unauthorised and unbecoming opening onto the highway, the engineered driveway and caravan are clearly breaches of planning control. Again, although not mentioned in the application in words, they are prevalent in all of the plans submitted.

We submit that again the worded application itself is fine and represents good design on the housebuilding. Nevertheless, this planning permission should not be granted until the plans are changed, there is acknowledgement from the owners and engagement from the Council's Planning Enforcement Team and Highways officers.