

PLANNING APPLICATION NO 2023/62/92230/W

Collingwood, 5A, Greenway, Honley, Holmfirth, HD9 6NQ

This submission is made by the residents of collectively and as such supplements, it does not replace, submissions made by us individually.

We wish to lodge our objection to the above application for the reasons given below, and respectfully request the Planning Authority to reject it after its own consideration:

Proximity to boundaries

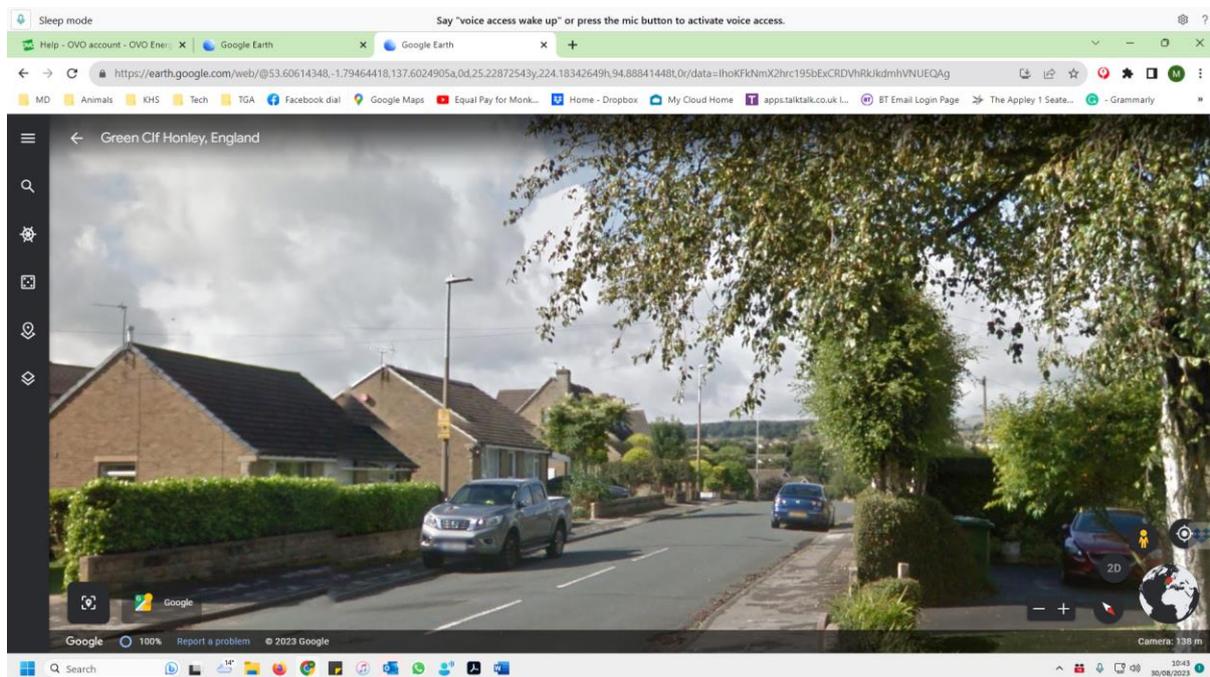
While the nature of the building design has changed, its footprint is the same as the previous application (2022/62/92994/W which was rejected '*by reason of its scale, massing and its proximity to the site boundary*').

Therefore this application should be refused, if only for this reason.

Scale - mass

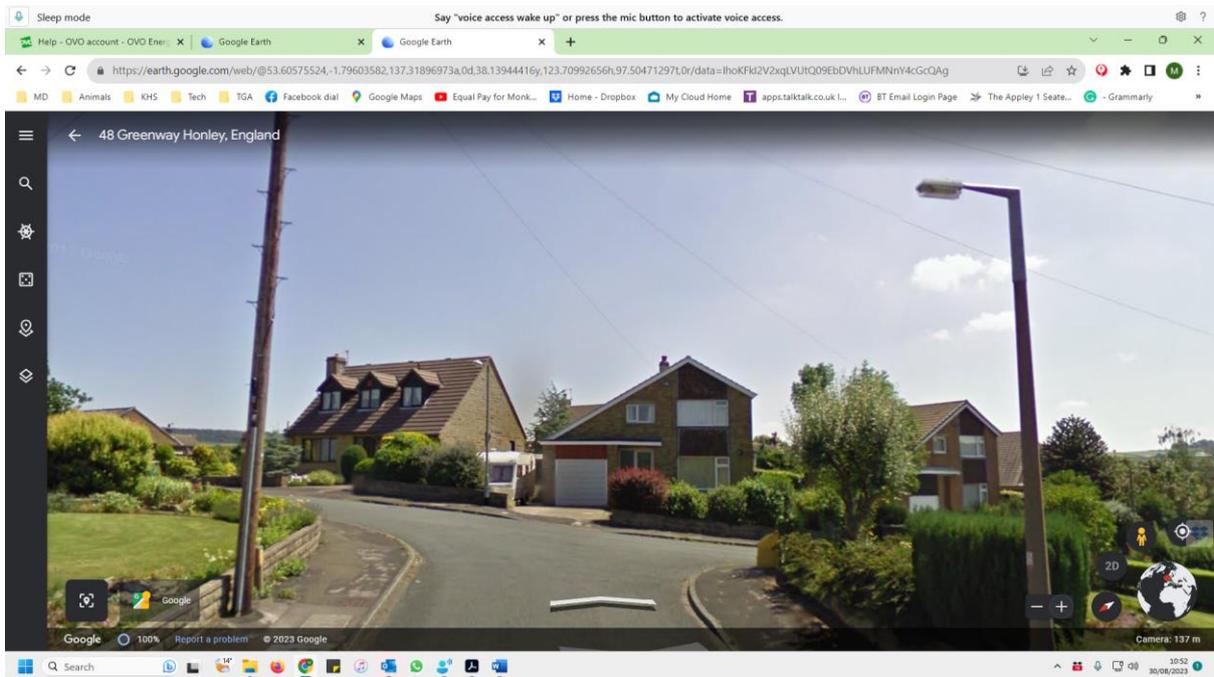
The scale of the proposal is of the same if not greater magnitude. The proposal will increase the bulk of the building to such an extent, it will dominate the estate.

The photo below shows the house is at the top of a slight incline next to two bungalows. Squaring the roof line as proposed will change the appearance of the entrance to the Greenway estate.



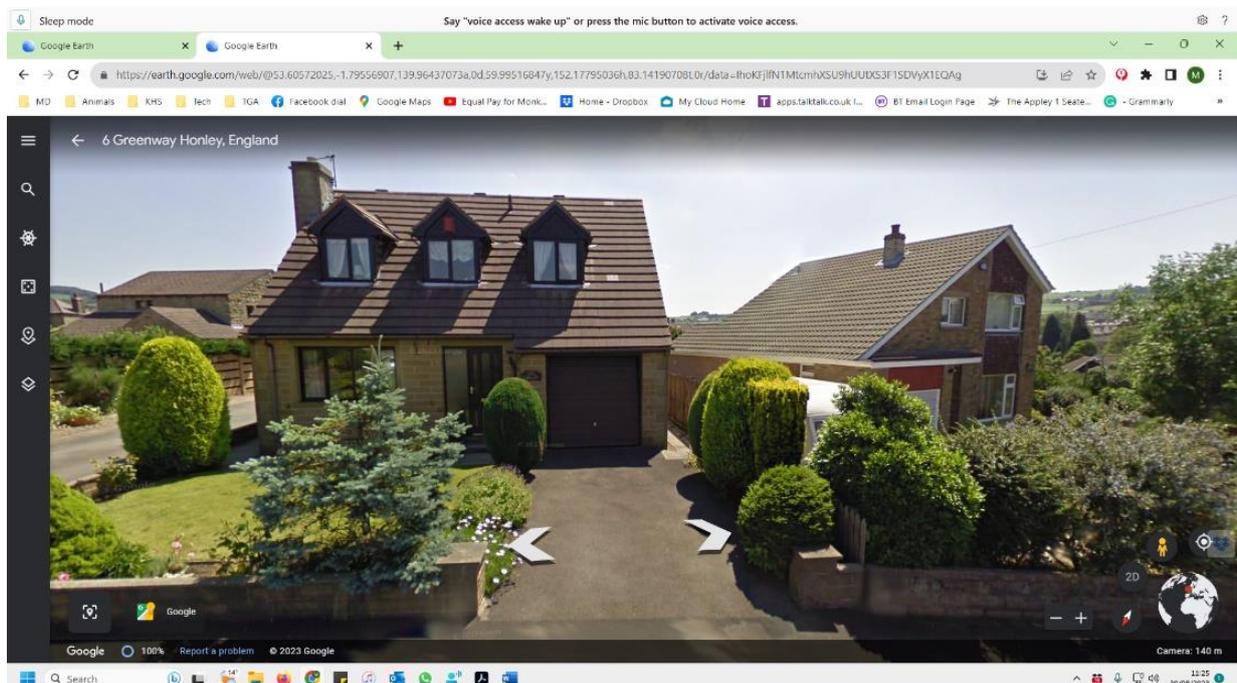
The house occupies a similarly predominant position from the other side. The next door houses have a distinctive roof line which is repeated on others on the estate. Squaring off 5a would introduce a style not found elsewhere and create a building with significant bulk as a result of removing the three gable windows and flattening the front of the house and by

building an extension to the rear. Although perhaps not apparent from these photographs, the drive and back garden of 7 Greenway is already dominated by the side and back of this building, and would be overpowered by any additional height or width.



Appearance

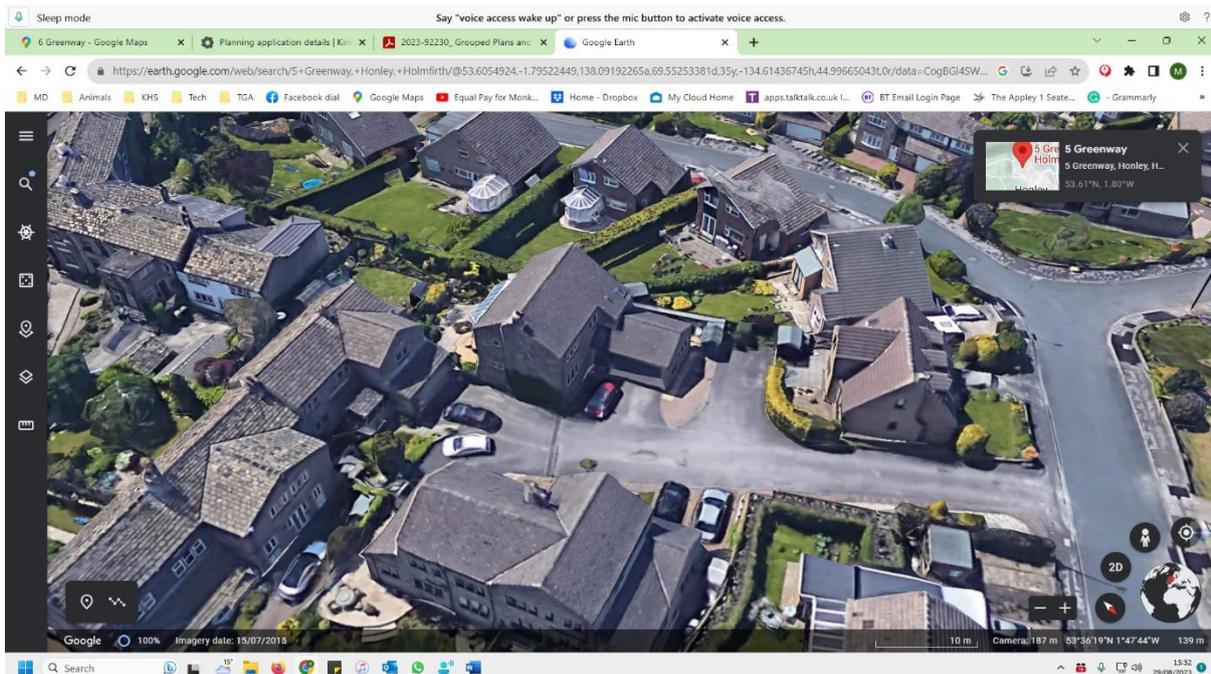
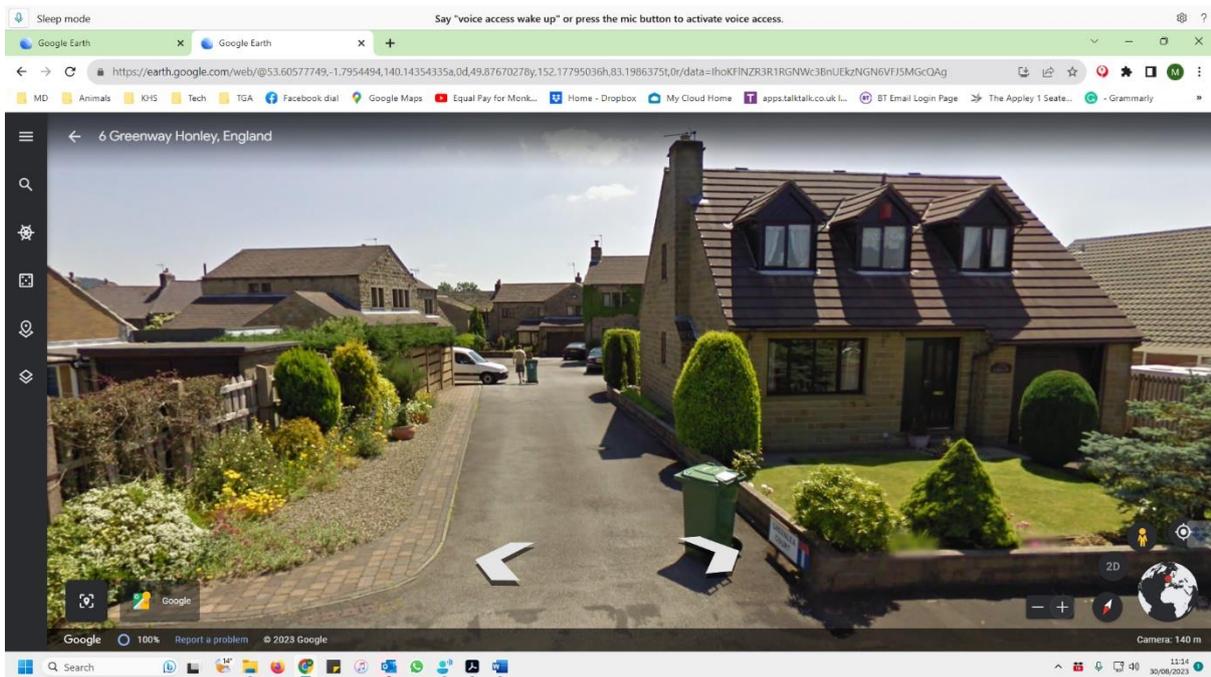
The comments made above also relate to the appearance of the proposed building. The size of the drawings included in the application belie the size of the proposed changes to the house. It does



require some imagination to visualise just how big the house will be if the application is approved and the impact it will have on the characteristic of the estate as a whole.

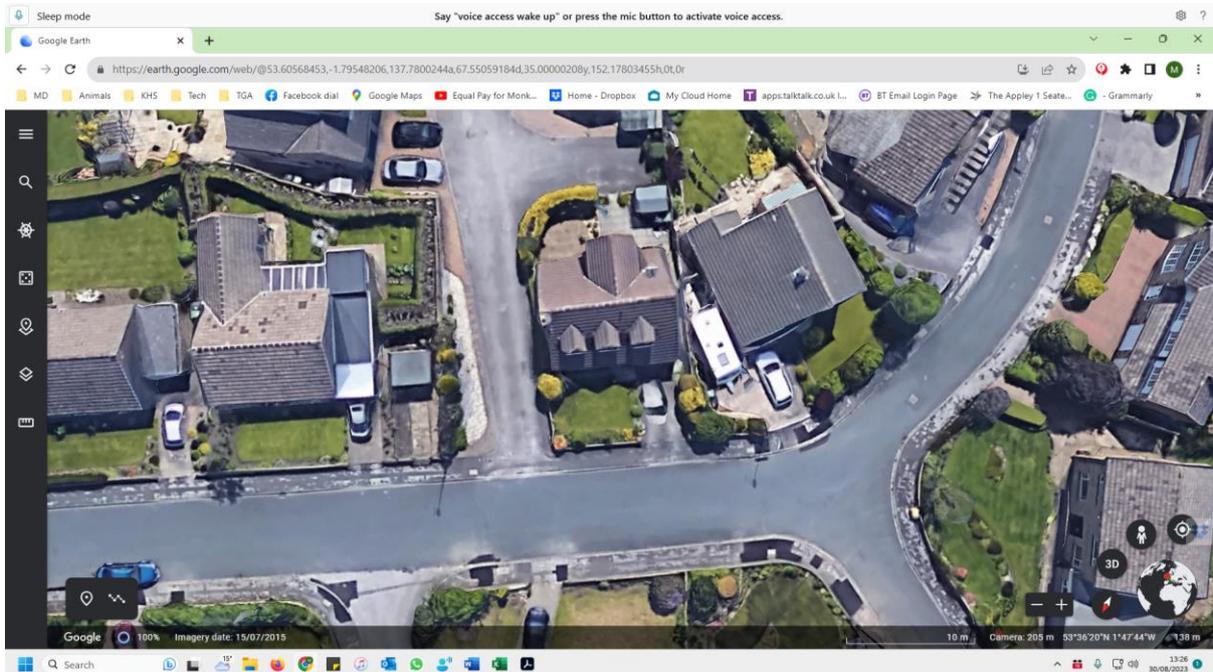
Most of the properties are bungalows or detached houses built between 1967 and 1982 and their design is typical of that era. Changes and conversions referred to in the Heritage and Design and Access statement are sympathetic to the original concept for the estate which can be described as angular. Squaring off the building, as proposed, would introduce a new and singular style which will dominate Greenway.

The proposed building will overlook neighbouring properties and eliminate the sense of spaciousness of Greenlea Court.

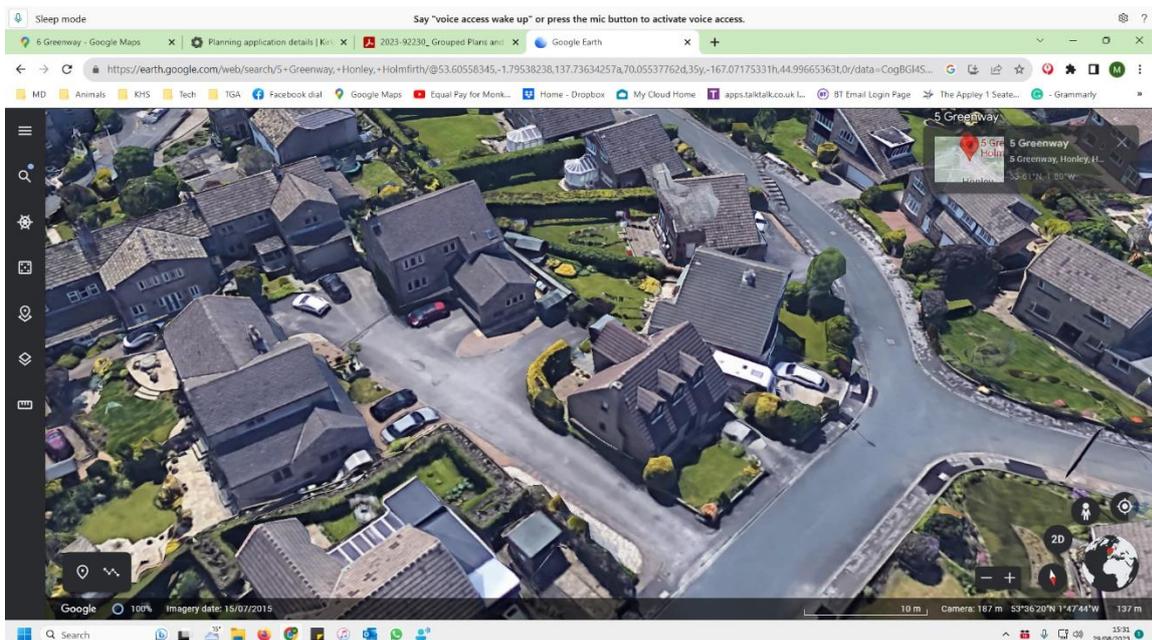


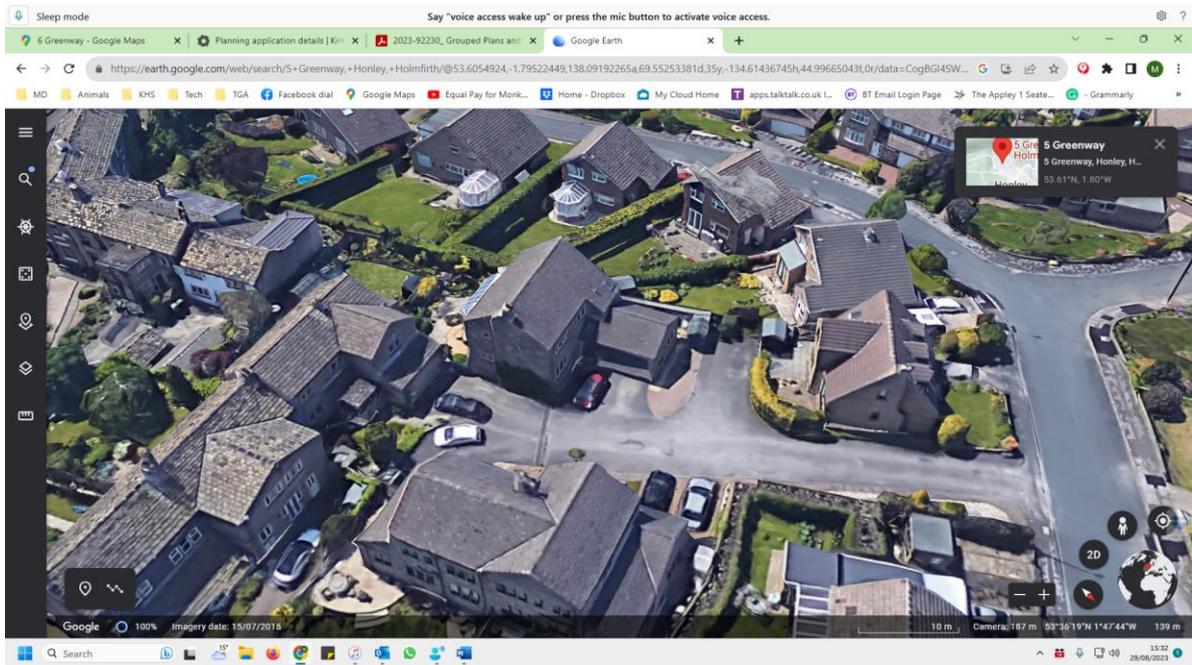
Car parking

There is just enough sufficient space for two small cars, but only one larger size family car which is what you would expect if it is intended as a family home. There is no other space available for off-road parking.

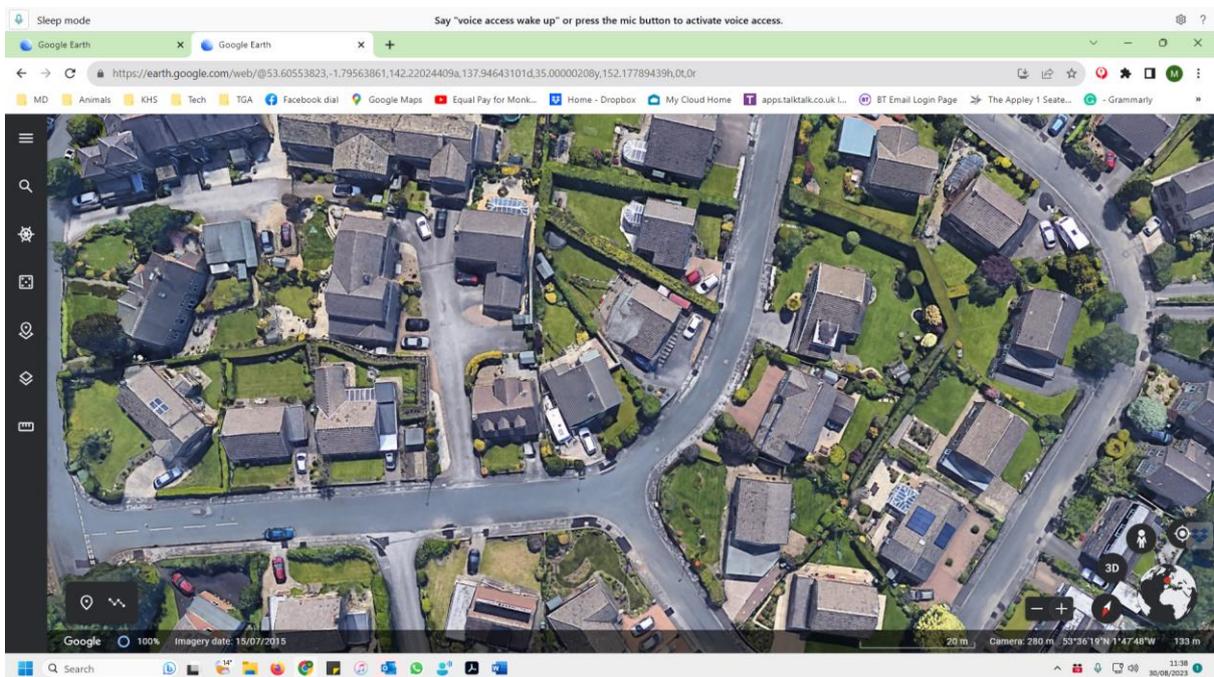


Logic suggests that increasing the size of the accommodation will increase the number of residents each of whom is likely to have their own car. The location of the house is at the entrance to Greenlea Court and close to the entrance of the Greenway estate. It is well known people park as near as possible to the place they are going to. The lack of parking within the house's boundaries has already caused problems to neighbours.





There is a risk of the entrance to Greenlea Court being blocked and the turnround area being used for parking rather than turning. 5a Greenway is at the top of the steep slope leading into the rest of Greenway so parking on the road is limited. Thus, allowing the increase in size of 5a Greenway would simply create the conditions for further problems and increase risks of dispute and traffic accidents.



Consultation with neighbours

We are disappointed that there has been no contact with the residents in the neighbouring properties whatsoever, and the only input we are able to have is through the statutory consultation process and the option of making objections. He obviously has no concept of the disruption such a huge extension will cause to local residents.

We note the property owner wants to live in the property and his repeated planning application indicates his intention of having this property in the way he wants for his family, regardless of its impact on his neighbours. There are plenty of houses in the area that would suit his needs better.

The owner has never lived in the house and has no sense of its vicinity or the people who surround it. Even if the extension goes ahead there is no guarantee it will suit their requirements and they could possibly decide to move in the future, leaving behind a domineering building completely out of character with its location. A family-sized home with a very tiny garden is not very desirable to a family, especially if there were younger children.

Design

The Planning Officer referred to the National Planning Policy Framework, the Local Plan, Supplementary Planning Documents and Holme Valley Parish Council's Neighbourhood Development Plan in his report on the previous application and will not doubt do so again. We would like to refer to the National Design Guide which provides guidance

“for beautiful, enduring and successful places. ... This National Design Guide, and the National Model Design Code and Guidance Notes for Design Codes illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. ... In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place. Good design considers how a development proposal can make a contribution towards all of them.”

If the proposed application is assessed against the ten characteristics, we contend, it would fail against most as follows:



- Context – *the proposed building would be inappropriate for the context of Greenlea Court and Greenway and the adjacent properties.*
- Identity – *the proposed design would introduce a style not currently represented in the vicinity and out of keeping with adjacent properties.*
- Built form – *the proposed building line and height would be intrusive.*
- Movement – *there is potential for blocking the highway.*
- Nature – *the removal of garden area would reduce the amount of green space in the vicinity.*
- Public space – *there is potential of the inappropriate use of the turning area and risk of neighbourhood dispute.*
- Uses – *the property owners have alternative choices and could secure suitable housing without causing this degree of inappropriate change.*
- Homes and buildings – *the proposed extension would be too close to the property boundaries, would be intrusive to neighbouring properties as a result of its size, shape and bulk and would overlook them. We cannot access any ground plans or measurements*
- Resources – *we cannot comment on what impact the proposed changes will have on the energy efficiency of the building. We note as there is no information about carbon reduction measures in the Heritage and Design and Access Statement other than the claim of it being energy efficient.*
- Lifespan – *this characteristic relates to the residents who have been involved in the design of the scheme. Residents of two of the four houses have lived here since the development was first built. Other than through the statutory consultation process, no contact has been made with the residents of neighbouring properties. This does not bode well for community cohesion, especially when the potential car parking problems are taken into account.*
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Signed on 8/9/2023 by