

Address: 104 Mill Moor Road Holmfirth HD9 5LW

About the application

Application number: 2023/93000	
What is the application for?:	Increase height of dry stone wall to 1.9m to rear (southern) and part of side (w
Address of the site or building:	11, West Nab View, Meltham, Holmfirth, HD9 5RY
Postcode:	HD9 5RY

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

Whilst I understand the application has been submitted in order to achieve a higher degree of privacy for the applicants, I do want to raise some objections to the plan as set out below.

Previous Planning Consent. Following completion of the new housing estate it was stated that this wall was to be reinstated in the character and scale of the original, this was done. There have already been unsympathetic 'extensions' made to this wall which go against the agreed plan and are having an impact on the character of this areas which was never intended.

What it looks like. The materials chosen are very much in keeping but the height is not. There are no other stone walls of this height in the immediate vicinity, nor down the road to the village where there are both dwellings and access roads for vehicles and pedestrians, as is the case here. The wall used as an example in the application is in the opposite direction, towards the moors, is more rural in aspect being in the green belt, has no surrounding dwellings and no access tracks for vehicles coming off it, so the impact is not comparable to the position of the wall in this application. In this location, a wall of this height is not in character with its immediate surroundings and it is overbearing in nature, nor does it pay credence to the restoration of the site after building was completed.

Neighbouring properties. No's 102, 104 and 106 Mill Moor Road sit alongside one side of this wall. These houses are significantly below road level and significantly closer and lower to this wall than other dwellings in the area, at only 17ft away from the front doors. Sitting immediately opposite a portion of this wall is No 104. Any increase in height would have a greater impact of No 104 than any other dwelling in this area. No 106 is lower down than the proposed height increase so is unaffected. No 102, sits on the corner and is barely impacted as it has a clear view down the road to the village. However at No 104 the CURRENT wall height covers 1/2 the view from the front room window. At the point in question, this would increase to at least 2/3rds of the view being blocked by a stone wall. I consider this to be overbearing and it greatly restricts the light available to the room. This proposed wall height also severely restricts the view of the surroundings from the front of the house, reducing the ability to have natural surveillance of passers-by and approaching traffic. I can submit photos if required.

I do hope that the character and integrity of the surrounding area can be maintained in the way the planning consent for the new build site recognised and that the applicants can find a more sympathetic way to gain the privacy this house does not offer. Perhaps the use of deciduous planting and or garden structures would enhance the immediate vicinity whilst not restricting the need for natural surveillance and light for neighbours.