

About the application

Application number: 2023/93237	
What is the application for?:	Demolition of existing dwelling and garage and erection of detached dwelling wit
Address of the site or building:	Brayside, 71, Coach Road, Cowcliffe, Huddersfield, HD2 2NW
Postcode:	HD2 2FH

User comments

Type of comment: A general comment	
Do you wish your comments to be published on the website anonymously?	Yes
Comments covering three areas of the planning application: 1. Visual Amenity 2. Biodiversity 3. Protection of Heritage Stone Wall	
<p>Visual Amenity: Any building at 71 Coach Road is highly visible across Huddersfield forming as it does part of the green fields skyline which adjoins the picturesque Grimescar Woods. These trees have various levels of conservation status and as recently as 1st June 2022 permission was refused (Application Number 2022/91237) to fell one and prune others of those trees adjoining the property next to 71, Coach Road. Number one reason for refusal was given as 'these trees are a prominent landscape feature in the locality and as such contribute significantly to public amenity...'. The proposed new buildings increase the visible south facing visual built silhouette from approximately 75m2 today to over 200m2 in the proposal. We ask the planning authority to work with the applicant to significantly reduce the visual impact of this development and thereby protect this iconic and very visible visual amenity.</p>	
<p>Biodiversity: This proposal significantly reduces the garden / lawn area by increasing the drive length, increasing the size of the garage and increasing the plot size of the house. We would ask the planning authority to work with the applicant to live to the spirit of the forthcoming Biodiversity Net Gain legislation and to commit to enhancing the onsite biodiversity and then maintaining it. Today the garden at 71 Coach Road is part of an area blessed with a wide variety of garden and woodland birds, it is visited by smaller mammals (hedgehogs, badgers, foxes, deer) as well as supporting its own in-garden ecosystem. We would ask that these be protected and the biodiversity enhanced by this proposal.</p>	
<p>Heritage Stone Wall: the stone wall on the west side of the property is believed to have been built in the 18th century and as such forms a part of the original enclosures of Cowcliffe and Fixby Park. We ask that during construction the wall be protected and sufficient room be left to allow it to be maintained on completion.</p>	