

About the application

Application number: 2023/93387	
What is the application for?:	Erection of lower ground floor extension and first floor extension over bungalow
Address of the site or building:	Avondale, Wood Lane, Holmfirth, HD9 3JB
Postcode:	HD9 3JB

User comments

Type of comment: A general comment	
Do you wish your comments to be published on the website anonymously?	Yes
<p>My initial reaction from an inspection of the drawings including the side elevation from Wood Lane is the significant size and scale of the proposed development compared to the existing bungalow which has stood on this site for many years. Although the application describes the development as 'extensions' the bungalow will be converted to a house and the overall visual impact of the new building will be significant and incompatible with the present street scene.</p> <p>DESIGN - Is the proposed dwelling in keeping with the established character and appearance of dwellings within the street scene and wider locality. The front balcony design does seem out of keeping. Does the dwelling secure a high quality design as required by the National Planning Policy Framework (NPPF) and would further be contrary to Policy LP24 of the Kirklees Local Plan.</p> <p>HERITAGE - The dwelling sits on the boundary with the Conservation Area. Due to the size, scale, form and detailed design, the dwelling would fail to preserve or enhance the significance and setting of the asset, contrary to the NPPF and Policy LP35 of the Kirklees Local Plan.</p> <p>ACCESS / PARKING - No tracking plans or similar have been provided to demonstrate that vehicles can appropriately manoeuvre from the parking area. The adjacent lane is narrow and steep with a footpath and degrading road surface. The plans are also unclear in terms of the removal of the wall to facilitate the parking area (the loss of the wall is regrettable as it positively contributes to the character of the lane, which forms the edge of the sensitive Conservation Area boundary).</p>	