

About the application

Application number: 2023/93714	
What is the application for?:	Reserved Matters application (including the consideration of access, appearance,
Address of the site or building:	Land off, Cumberworth Lane, Denby Dale, Huddersfield, HD8 8RU
Postcode:	S36 4HG

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

We object to the proposal on the following grounds:

We believe the application does not comply with Policy LP5 (c), or Policy LP24(a) of Kirklees Local Plan Adopted 27 Feb 2019 for the following reason: The height of the proposed road and properties, as shown on section DD is at an elevation providing direct views into our upper floor windows with no attempt in the landscape proposal to mitigate this. We believe the development should be set into the hillside rather than built out as this would integrate it better into the landscape and be less intrusive to the properties below. Furthermore, this would reduce the height impact of the proposed 3 story properties adjacent to Cruck Cottage which we consider inappropriate as they would extend above the ridge line of that property.

A section between CC and DD would be useful so we can understand the interaction with our boundary and the development at this location. Our assumption is that the gardens shown are at grade , but this is not clear within the information provided.

To note the 'Detailed Landscape Proposals' plan does not use the same detailed design as the 'Site Plan, As Proposed' and therefore assume this needs to be updated to show the correct layout.

The Detailed Landscape Proposals show planting directly adjacent to the properties to the south-east of the development which would be too near to these properties blocking light from windows. Can these trees be moved north to break up the view of the retaining walls of the road and properties to the east of the development. We would be happy to discuss our concerns.

The finish material of the buildings is not given?

There appears to be no means of access to maintain the proposed wildflower planting. Who would this be maintained by and how would it be done given the lack of access?

It is still not clear how pluvial run-off would be managed in line with conditions 8 and 10, is it the intention to provide this separately and will this be subject to public consultation?

We would be happy to discuss our concerns.