

About the application

Application number: 2024/90462	
What is the application for?:	Change of use of land to domestic garden and erection of garden room with associ
Address of the site or building:	53, Heaton Road, Paddock, Huddersfield, HD1 4HZ
Postcode:	HD1 4HZ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
The portion of land was formerly set-aside as an allotment and when released by the then-leaseholder, was made contiguous with the adjoining green-space of Gledholt Woods. An enquiry of purchase of the allotment of a similar property resulted in clear instruction from the Council requiring that the land be only used as garden/green space and no permanent structure be permitted. The proposed change of use includes a structure, as well as paving and hard landscaping, comprising a considerable proportion of the plot leaving negligible 'garden', which is contrary to instructions of the Council and risks establishing a precedent for further structures encroaching on garden space. The three adjoining allotment gardens to the east are regular (near daily, in the right season) hosts to bats, fox and deer, and several species of birds. The ponds in nearby gardens host newts and frogs and the grey heron that frequents the pond in Gledholt Wood reportedly fished in a neighbour's koi pond, indicating it's range is greater than the 160m distance of Gledholt Wood. The environmental assessment with the original application used considerably out-of-date aerial photos and no site-visit. The garden at the front of the property (shown with plantings on the Plans id 1030214) as well as the planting area at the rear have since been tarmac'd or paved over. Upon extension of the residential structure, the owner allowed considerable spoil to be dumped onto the green-space/allotment area, to the height of 3-4 metres (pictured at the end of Supporting Information id 1035161). Any change of use should, at a minimum, require that the building waste be completely removed and any environmental waste be removed/mitigated. The land designated as garden should be maintained as green space (plantings, borders and lawn, or similar). Whilst we appreciate the indication of enhancements, the activity so far does not indicate a strong consideration of the fauna and flora of the area, which is a vital component of assuring an otherwise mixed-use area maintains and potentially develops the community relationship with the surrounding natural environment.	