About the application

Application number: 2024/90625	
What is the application for?:	Erection of one detached dwelling, demolition of existing greenhouses and retent
Address of the site or building:	Lumb Lane Nurseries, Lumb Lane, Almondbury, Huddersfield, HD4 6SZ
Postcode:	HD5 9BX

User comments

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

I strongly object to the proposed development of this site.

I note that changes have been made to the first application, which was withdrawn, but I continue to object in the strongest terms as this proposed dwelling would be on land which sits within the protected green belt and a conservation area. I am surprised and, frankly, appalled that this application has even reached the public consultation stage, as it should have been dismissed before ever reaching that stage.

Additionally, the proposed development constitutes a change of use - from commercial to residential in a green belt area - and should therefore automatically not be permitted on those grounds alone.

Regardless of the above objections, and despite the alterations made to the plans, the design and layout of proposed dwelling is not, in my opinion, sympathetic to or in keeping with the local area and would be completely discordant with the houses immediately to each side. It would, in particular, jar with the row of cottages and with the detached property to the left of the nurseries site and would look completely out of context.

In addition, the height and size of the proposed new build and the positioning of windows would be invasive to Yew Croft opposite. The front windows of the proposed dwelling would allow the occupants to see directly into the skylights of Yew Croft and as such would be an invasion of privacy. The proposed new build would also dominate and overlook the cottages (at numbers 50 and 48 Lumb Lane in particular). A building of that height would also obscure the view up to Castle Hill from the back windows of the cottages.

I note that the plans have been adjusted to remove the proposed set of garages and yet the existing rather ugly concrete office building structure has strangely been left in place. This, to me, appears to be a cynical move on the part of the applicants to allow them to put in a further application for the “development” of this office building in the future, thereby, it seems to me, attempting to evade further public scrutiny of their previously proposed additional garage buildings which it seems may appear in the future as an “improvement” of that concrete structure.

In addition to all of the above, the development of the site would negatively impact the local environment, including increased traffic. The area around and behind the nurseries is teeming with wildlife and this proposed development would only serve to harm the biodiversity of the local ecosystem.

I understand that this is the third attempt to develop the site. I’m surprised that the people putting in this application continue to think that this could possibly ever be acceptable to the local community.