

Address: 14 Low Town Huddersfield HD8 0SD

About the application

Application number: 2024/90769	
What is the application for?:	Erection of one detached dwelling and associated works
Address of the site or building:	adj, 27, Riley Park, Kirkburton, Huddersfield, HD8 0SA
Postcode:	WF4 5NF

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
I am writing to object to this planned development on the grounds of development site instability, visual and residential amenity, trees and flood risk. Instability of Site I have serious concerns regarding the stability of the banking on which this proposed development sits. It is clearly unstable and there is the potential of collapse and landslip. The building is proposed to be built very close to the 'cliff edge' of the banking. The proposed development being significantly larger than the previous application raises increased concerns about safety and stability of the land to be built on. The proposed development also now has a basement level which will require excavation into the banking. There is no scheme of works attached showing how this will be achieved and how the building will be constructed safely. The site is on an area of previous coal mining and we have witnessed boulder movement during previous intrusive groundworks on the site. This movement has continued to happen since this work was undertaken. discussions at the time with the previous developer and the technicians completing the intrusive groundworks raised significant concerns relating the the suitability and safety of this land to be built on. The site borders a river and at this point is in flood zone three therefore any slippage will be a potential risk to the flow of the river. The application states that only a small number of trees will be removed and none of those on the banking edge. Due to the proposed development being constructed very close to the banking edge the trees on the banking edge would literally grow into the proposed development and therefore many more will have to be removed. The removal of these trees will in turn increase the instability of the already unstable banking.	

The decision report from the previous application notes that it has been recommended that a condition be included in the planning permission that the site undergo intrusive groundworks in consultation with the coal authority. This condition was not included in the previous planning decision therefore instability, contamination and safety remain a concern for all neighbouring properties.

A clause must be added to any Planning Permission stating that assessments covering both land stability and contamination must be provided and approved before any construction work is permitted to take place..

This coincides with Section 18.3 and Policy LP53 of the Kirklees Local Plan.

Visual Amenity

The size scale and form of the proposed development will have a negative impact on visual amenity.

The plot is long and narrow. The proposed development will be close to filling the plot and looks to be of a scale that will overbear neighbouring properties.

Extensive copper cladding and windows is not in keeping with neighbouring properties or the neighbouring conservation area.

The proposed fencing of closed mesh with scaffold construction will resemble security fencing and again is not in keeping with the immediate area and will be visible and overbearing to neighbouring properties.

Residential Amenity

There is a huge issue of overlooking to our property a number of windows looking directly into our garden and due to the 30 ft elevation giving a panoramic view of every aspect of our garden.

The above issues of overlooking, overbearing and privacy also significantly impact on our neighbours including no 20, 22 and 24 Low Town.

Previous work on the development site confirmed that the people working on the site could see directly into the master bedroom of our property and that noise issues were also apparent and enhanced due to the elevation.

This significant issue should be clear to planning officers if the development site is viewed from our property those of our neighbours. It is essential that a visit is carried out to assess this.

Trees

The proposal states that only a small number of trees in the mid section of the banking will be removed.

Due to the proposed development being constructed very close to the banking edge the trees on the banking edge would literally grow into the proposed development and

therefore many more will have to be removed. I heretore affecting the level of screening to ours and neighbouring properties and removing natural habitats for wildlife.

The removal of these trees will also in turn increase the instability of the already unstable banking.

Flood Risk

Our property is in flood zone three and borders the river which sits between the property and the development site banking.

The proposed development will be built on top of the banking which is in flood zone one but is within metres of flood zone three within the same plot. A building of this size will increase the flood risk to the immediate area of flood zone three.

Any flooding to the river bordering the development site is likely to contribute to the potential instability of the banking on which the proposed house will be built. Changing to drainage dynamics may also affect instability of the banking.

I am also concerned that any slippage of boulders/ land due to building works may block the river and cause major flooding to our property and surrounding areas. This would also further impact on the stability of the banking and development site.

Further felling of trees will also increase the flood risk and drainage dynamics.

Again, a site visit from planning officers is essential to appreciate the site and the risk to flooding it presents.