

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 the impact on visual and residential amenity, development site instability and safety and potential impact on flood risk to neighbouring properties. I live in the neighbouring property of 14 Low Town and this development will have a major impact on our privacy due to the nature of the site being elevated some 30 feet above and looking directly down into our property and garden. 1. Visual Amenity The proposed structure is a very large building, and the design shows a long linear form. There does not appear to be any measurements on the plans but the picture shows that this would extend almost the full length of the building plot. As such this would have an overbearing impact on our property and neighbouring properties. The contemporary linear and heavily glazed design of the building is not in keeping with the adjacent conservation area. The design shows extensive copper cladding which again is not in keeping with the conservation area in the old part of Kirkburton. 2. Residential Amenity The size and location of this proposed property will have an overbearing impact on our property. There is a huge issue of overlooking to our property with many windows looking directly into our garden and due to the 30 ft elevation giving a panoramic view of every aspect of our garden. The windows also look directly into several of our windows including kitchen windows, bedroom windows and living room windows. The master bedroom window in our home is less than 21m from the proposed windows and the other windows in our property are situated much closer than this. It is important to note that due to the elevated nature of this development we will not be able to screen our property or garden in any way whatsoever to reduce overlooking. Therefore, the overbearing and overlooking nature of this development in relation to our property is surely a detriment to our privacy and at a level which is unacceptable. The proposed steel fencing around the perimeter of the site appears to be a scaffold structure with wire mesh and posts. This fence resembles a security fence and the length proposed extends all along the top of the building. This would be intrusive and	

length proposed extends all along the top of the banking. This would be intrusive and oppressive sited above our property and again not at all in keeping with the adjacent conservations area.

These significant issues should be clear to planning officers if the development site is viewed from our property and in my view, it is essential that a visit is carried out.

3. 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. Recent explorative drilling for a previous planning application on this site caused rocks to slip out of the banking land and we were concerned about major land slippage. There is no information about how excavation of the site would be made safe and given that the proposed plan includes a large basement level it appears that the excavations would be extensive. Following the previous exploratory drilling we were led to believe that there are extensive mine works within the banking and I am extremely concerned about land slippage into the river below and potentially being a risk to us and our home through flooding and / or damage. The building is proposed to be built 1m from the 'cliff edge' of the banking. From our property I can see that the banking is undercut due to erosion and therefore unstable. It is not clear from the application how such a large amount of excavation can take place so close the edge without land slippage. The trees on the banking are likely to be providing necessary structure for the soil and stone slabs and despite the application mentioning the removal of only a few trees it is clear when viewing the site that many more trees would need to be removed for this proposed structure as well as the proposed fence along the top of the banking to be built.

The removal of trees is a risk to the many species of wildlife which visit the banking , we regularly see owls , bats and birds on this land.

4. Flood Risk

Our property is in flood zone three and borders the river which sits between the property and the development site banking. The building 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 potentially causing serious flooding from the river to our property and on to its own land. 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. 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. Again, a site visit from planning officers is essential to appreciate the site and the risk to flooding it presents.