

Address: 25 Warrenside Huddersfield HD2 1LW

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 find this application troubling on a number of grounds. In no particular order of importance, these grounds include: The modernistic design of the proposed building is out of context with its surroundings, both in the Conservation Area and the Riley Park area, to the extent that the proposal is completely incongruous. This is exacerbated by the choice of materials, particularly for cladding and frames. It would cause great and permanent harm to the setting of the CA. This is a product of location, massing and the chosen materials. Due to the location and elevation, this building would dominate and overshadow neighbouring properties, and in particular those at 14, 20, 22 and 24 Low Town. This would greatly detract from the residential amenity of occupants of these houses. The building would be greatly overbearing in respect to these Low Town houses. Occupants, present and future, of these Low Town houses would have their privacy severely compromised due to overshadowing and overlooking. The drawings show that the proposed building, including a below ground basement area, is to be constructed in very close proximity to a steep banking leading down from the site to Low Town. This banking is known to be unstable and prone to collapse, and it is very possible that any deep excavations would lead to collapse. Any such collapse would inevitably lead to blocking of the beck and consequent flooding in the Low Town area. The Coal Authority report is not, at present, in favour of the proposals. There is a history of coal mining activity at the site, which also leads to further issues around ground stability besides associated issues of contamination and the release of gasses. Existing mature trees would be removed, and the future health of others severely compromised. This is discussed in the Trees report, which includes an objection to the proposal. The death or removal of trees here, either immediately or in the future, would further destabilise the banking, in addition to ecology concerns. Taking these considerations into account, the proposal amounts to overdevelopment of the site.	