

Address: 16 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
<p>I am the owner of numbers 16 and 18 Low Town, which back directly on to number 14. I wish to make the following points:</p> <p>In contradiction of the views expressed by the applicants the character of the proposed building is totally out of character with both surrounding properties in Riley Park and the extremely close conservation area - within 80 metres according to the applicants own submission. My properties are within that distance and form part of a structure of significant local historical note. Size of windows is totally out of character, overall size of the property is out of keeping with any other adjacent dwelling and an excavated basement poses a potential risk to the stability of the banking to the rear. The banking has previously been investigated and noted to be unstable. A proposal on this scale risks actual damage.</p> <p>The proximity of the proposed dwelling to the bank at the rear, which is already acknowledged to be steep, will be detrimental to the properties at the base of the bank in the following ways: the properties will be overlooked from a considerable height; not only the outside areas but there will be sightlines into the actual buildings. The impact will be akin to being overlooked by a tower block, totally inappropriate in a village environment. This would constitute a deliberate invasion of privacy.</p> <p>The properties below are likely to be adversely impacted in terms of potential flooding. Any removal of established trees that may be required will reduce the capacity of the land to absorb moisture/water, and this will have a detrimental impact to properties in flood zone 3, including mine. My property has already been known to be flooded.</p> <p>I would agree with other commentators that, at the very least, this application should require a site visit but at best, should be rejected as both inappropriate and detrimental to the immediate locality.</p>	