

Address: 2 Radcliffe Road Huddersfield HD7 4EX

About the application

Application number: 2024/90885	
What is the application for?:	Outline application for erection of residential development (within a Conservati
Address of the site or building:	rear of, 20-30, Radcliffe Road, Wellhouse, Huddersfield, HD7 4EX
Postcode:	HD7 4EU

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>As a resident of Wellhouse for over 15 years I object to this development on the following grounds:</p> <p>1. Conservation of the natural environment / Effect on trees and landscape: - the applicant wishes to develop an area of land up to this point used for agricultural use for residential use, which will inherently change the nature of the natural environment of that piece of land and Wellhouse village as a whole. Large areas of grazing land/topsoil will be removed and replaced by hard surfacing, increasing water run off into the properties and road below. There is a drainage ecosystem in Wellhouse (the wells) that has been in place for hundreds of years and the plans do not make clear if they have fully assessed this or not. The wells of our village are already overflowing in the face of current changes in climate, as are the road gulleys, and the stone retaining walls alongside the road beneath the section of land in question are often overwhelmed by the waterlogged land behind them, replacing soil and grass, etc, is unlikely to help with this situation and it is not clear from the plans if this has even been considered, let alone how it will be mitigated. An increase in water run off will not just affect properties (including cellars) immediately surrounding the proposed development site but houses all up/down Radcliffe Road - gulleys outside our property are affected by run off from properties further up the road from us already and cause flooding in our property.</p> <p>2. Effect on character of area / What the building or development will look like: - Wellhouse is a conservation area, this development sets a precedent that is out of character, not only for a conservation area but for the character of the village of Wellhouse as a whole. Allowing a new residential property to be built on agricultural land sets a dangerous precedent that is out of keeping with the rural nature of the village. What is the point of a conservation area if development on agricultural greenbelt land is to be permitted? Furthermore, the proposed plans do not show any details of the design of the building</p>	

whatsoever - it's incredible to conceive that planning permission is even being considered when the elevation plans show complete lack of building detail and an incorrect number of bedrooms is specified (0).

I also note that previous planning applications have been refused, including one adjacent to our own property (prior to our moving here) which appeared to be visually in keeping with the existing terrace of houses.

3. Effect on neighbouring properties / Effect on living conditions / Impact on highway safety & traffic:

- properties immediately neighbouring the new property will be affected by noise from the property itself as well as vehicles coming and going from the property (I note the application states there are 4 parking spaces so plenty of traffic movement), a severe reduction in their privacy due to being overlooked by the property, potential drainage issues from increased water run off due to the replacement of naturally draining topsoil with tarmac, and a reduction in their overall enjoyment of their outdoor spaces as their gardens will no longer be bordered by fields but by a hard top driveway (which could affect their overall wellbeing). Plus, the removal of parking spaces opposite the proposed entrance/access point will be required to allow residents of the new property to get in/out of the drive should the development be allowed to go ahead. This will negatively impact residents along the whole street where parking is already at a premium. It will also exacerbate the already fairly intolerable situation with traffic circulation and school drop off parking which is frustrating and dangerous for residents and school children and parents alike.