Address: 125 Marsh Lane Huddersfield Hd88as

About the application

Application number: 2024/91202	
What is the application for?:	Erection of seven dwellings with associated access and external works
Address of the site or building:	Land off, Marsh Lane, Shepley, Huddersfield, HD8 8AS
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

We have a strong objection to the proposed development, which I will address in my points below.

To begin with, the application has been deceptive in how it has described the use of the land. They are describing the patch of land, as a separate entity to the field, that is just used for piling manure, when in fact the whole field is a collective piece of land, that is farmed all year-round. Only a few weeks ago, there were sheep grazing on the entirety of the land, including the proposed section. The agricultural studies have also failed to mention the inhabitants of pheasants, foxes and deer, that have all been sighted in the recent months.

My second concern is regarding the appearance of the houses being built. The applicants have again been clever in their selection of inspiration images from Marsh Lane. None of the houses on Marsh Lane have black cladding, and very few have used oak. The majority of the houses on Marsh Lane are Edwardian, built in a dark coloured stone, which has been completely disregarded in the plans. They have conveniently backed this point up themselves, by providing images of their previous developments in their proposal, where we can clearly see how all of their designs follow a characterless, modernism style, not at all in keeping with the village of Shepley.

Following on from this, the plot that is directly opposite our home, boasts an extreme floor to ceiling window feature, looking directly into our home. I can't understand how as designers, they would think their customers would be satisfied with such a feature. On the applicants social media, they state that 'glass=views!', now if this company really thinks that an outlook into my bedroom window is a 'view', I would urge them to strongly question their design principles. The lack of privacy this would create for both parties involved is inhumane. We would both feel a need to keep our curtains shut at all times, which might actually be impossible for them with windows at such scale.

The development proposed is quite frankly laughable. There is absolutely no need for seven large houses to be squeezed in here. The land after the tree line is greenbelt, therefore the development holds no potential for expansion. Thus, making this tight strip of houses uncomfortable for not only the current inhabitants of Marsh Lane, but for the new homeowners also. The development doesn't target the people that really need housing i.e. young adults trying to get onto the housing ladder, as these houses are going to be well in excess of £400k each. I am aware that planning has been passed previously for 2 or 3 houses which I can understand would have been possible, and that both parties would have still been comfortable in their own homes.

The transport assessment also needs to be looked, as it is clearly subject to errors, where they are stating 8 house being built when there's only 7, leading to question what other errors could they have made? The road for the development is also not wide enough for two cars to pass, with no turning circle, so will cars have to backup onto the main road? An accident waiting to happen. The magnitude of this development is simply barbaric for all involved and should be scraped immediately.