

Address: 53 St Helen's Gate Huddersfield HD4 6SG

About the application

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| Application number: 2024/92063 | |
| What is the application for?: | Conversion and extension of dwelling to form 8 apartments (within a Conservation |
| Address of the site or building: | 45a, St Helen's Gate, Almondbury, Huddersfield, HD4 6SG |
| Postcode: | WF7 7HF |

User comments

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| Type of comment: An objection | |
| Do you wish your comments to be published on the website anonymously? | No |
| <p>We object to the application, as the proposed plan is not in line with the character of the area (which is a conservation area), and further developments (externally) will likely result in the overdevelopment of the property. This will result in the property (which already is of significant stature) being completely out of scale in relation to the surrounding dwellings, which includes the grade two listed property St Helen's House, directly opposite the property.</p> <p>The proposed development raises concerns in respect of highway safety issues. Whilst the planning application states that there are 4 existing spaces and that an additional 6 are required. It is proposed that the current dwelling is converted to 7 "2 bed" apartments and 1 "1 bed", therefore, in any event 10 spaces are too little to adequately cater the needs of the proposed dwellers. The application fails to consider that the proposed extension will take up some of the proposed spaces (most likely 2) and the remaining existing spaces do not allow for individual manoeuvrability. Moreover, the application fails to take into consideration the incoming and outgoing traffic from the property, and fails to acknowledge the width of the road, nor does it acknowledge the property being located on the bend of St Helen's Gate, which will no doubt affect visibility. The application fails to take into consideration traffic generation, specifically with King James School further down the lane.</p> <p>The proposed use would be particularly vulnerable to the presence of contamination, as confirmed in the application form dated 13 July 2024. The actual or possible presence of contamination is a material planning consideration.</p> | |