

About the application

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

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>Green Belt The proposal constitutes inappropriate development in the Green Belt.</p> <p>The National Planning Policy Framework identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Development within the Green Belt is inappropriate, with certain exceptions that are set out in Framework paragraphs 149 and 150. It goes on to state that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.</p> <p>The footprint and volume of the proposed development would give rise to a spatial loss of openness. The addition of the new extension to the east of the existing building requires removal of a significant amount of earth and results in a three-storey high extension very close to the St Helens Gate boundary of the property. This 3 storey extension close to the boundary significantly reduces the openness of the plot and is harmful to the green belt.</p> <p>Conservation Area The proposed development site is located within a CA. There should be regard to the duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the CA.</p> <p>The resulting building is overlarge relative to the plot size. The scale and form of the extension results in a significant addition. Coupled with the recent loss of a significant tree, which should have been replaced and is not in the plan (see below), the building is detrimental to the character of the CA.</p> <p>Trees Following planning application 2024/TND/90320/W decision of 5 February 2024 a replacement for a tree removed under the dead or dangerous tree exemption, there is a legal obligation for the owner of the land to plant a replacement tree at the same place of an appropriate size and species. There is no chance of such a tree in the</p>	

place of an appropriate size and species. There is an absence of such a tree in the plans. The closeness of the extension and parking spaces makes planting such a tree impossible.

Parking

The proposed development significantly increases the parking spaces to 10 including two visitor spaces. The ability to practicably have 10 cars parked, whilst allowing for vehicles to manoeuvre, to exit forwards onto St Helens gate is overestimated. The swept volume of a medium car shown in the plans is only just room for a car to turn within the site. The likelihood of e.g. larger cars or vans needing to reverse onto St Helens Gate is high. St Helens Gate is narrow with poor visibility due to curvature of the road toward King James School and a 90 degree bend close to the property which makes reversing a vehicle onto St Helens Gate dangerous.

The provision of only 2 visitor spaces in the development between 8 properties would increase the likelihood of vehicles being parked on St Helens Gate, which is too narrow to cope with such parking. It is understood that there are plans by the Local Authority to paint double yellow lines near the property which would reduce any possible on-road parking further.