

About the application

Application number: 2024/92125	
What is the application for?:	Erection of single and two storey rear extensions with detached garage and assoc
Address of the site or building:	2-4, Falledge Lane, Upper Denby, Huddersfield, HD8 8UW
Postcode:	WF4 4DJ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

I wish to register my objection against this proposed development.

This particular site within the village is historically known as Goose Green.

It was one of the original 'Greens' within the village and is reported to date back to at least the Civil War.

The property dates back to at least 1854 and was there before the school (1864) and the vicarage (1873), so it does merit being within the Conservation Area (CA) at its extreme west boundary.

Because of its unusual corner location at the convergence of Denby Lane and Falledge Lane the north, south and east elevations of the property are highly visible.

The house (previously 2 cottages) has in the past had two modest low key single storey extensions with pitched roofs matching those to the main house, "maintaining the visual integrity and historical value" as quoted in the Statement. The house currently has separate single windows to all elevations.

The proposal for the south elevation overlooking Falledge to introduce full width sliding doors and roof lights to the front single storey extension is very detrimental and quite jarring to that elevation.

The proposal for a 2-storey 'rear' extension, rear in this case meaning the opposite side to the main entrance elevation, is increasing the original house footprint and it's mass by approx. 50%.

This extension will be over dominant to the existing house, especially as it will be head-on to the rising western approach from the village.

The incorporation of windows/door/glazing virtually full height over the 2-storeys and approx. three fifths of its width is again quite detrimental to this east elevation.

None of the above proposals complement the existing house and neither the Conservation Area.

Trying to convert this existing 2 bed roomed house (existing bedroom 1 can be adapted to provide an additional bedroom, as included in the proposed plan) into a proposed much larger 4 bed roomed property is actually losing the intrinsic value of this period property within the CA.

The angled garage is another element which would spoil the symmetry and open value of this important corner site and does not help with visibility lines at the convergence of the 2 roads.

The Conservation and Design Officer refused a less obtrusive extension on Denby Lane in 2024 for the following reasons:-

"The proposed single storey rear extension by virtue of its location, scale, materials and design, would detrimentally harm the historic character of this period property and the Upper Denby Conservation Area. There are also no public benefits to outweigh the less than substantial harm to the setting and character of the building as a non-designated heritage asset and the Conservation Area."

I find these same reasons regarding location, scale and design all applicable to this proposed application.

As of today's date no public consultation notice has yet been put in place on any the roads near the property.