

Address: Brooklands, 17 Northfield Lane Huddersfield HD8 0QT

About the application

Application number: 2024/92324	
What is the application for?:	Formation of basement to increase living accommodation
Address of the site or building:	21, Northfield Lane, Highburton, Huddersfield, HD8 0QT
Postcode:	HD8 0QT

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
21 Northfield Lane HD8 0QT – Planning Application number 2024/92324	
<p>The above application is a re-hash of Application number 2024/90824 which was refused by Kirklees Planning on 9 July 2024. The current proposal (92324) has the same elevation proposals as the recently refused proposal (90824) and simply changes the nature of the application from – creating natural light to an undercroft to increased living space.</p> <p>The reasons for the refusal of Application 90824 are based upon planning matters relating principally to the proposed west elevation. The application now under consideration retains all the proposals that were subject to the previous refusal. It is therefore clear that this current application should be refused for all the same reasons as the previous application.</p> <p>For convenience I also set out below the issues raised in application 90824 which now equally apply to the current Application 92324.</p> <p>I would further suggest that Kirklees Planning staff take a close look at another application for this site 2017/90828 – on the drawing for existing elevations 3140(PL)03, the drawing clearly sets out the original south and north elevations which demonstrates the amount of excavation that has taken place whilst carrying out the work on this site in preparation for creating a two-storey property.</p> <p>Original comments to Planning Application number 2024/90824</p> <p>The proposed application refers to an annexe building which was approved under reference 2017/90828 on appeal. The approval was based on the drawings which show the property to be a single storey building and the depth below the building ground floor level on the southerly elevation to be approximately one metre - drawing 314 (PL) 05.</p> <p>During the construction phase Kirklees Planning became aware that deep excavations were taking place which would have created sufficient space under the ground floor to create a lower ground floor area. A halt was put to this by Kirklees Planning Enforcement. The current application 2024/92324 (to install windows) below the</p>	

Enforcement. The current application 2024/90824 (to install windows) below the ground floor include two south/ south west elevation drawings. The first one, (drawing 3140 (PL) 05) is detailed as the APPROVED drawing and is as detailed in the original application 2017/90828. However, the second drawing (drawing AL 0020), detailed 'as proposed' shows the depth below the property ground floor level to be substantially deeper than the 'approved drawing' and is detailed 'AS EXISTING'.

It is therefore clear and incontrovertible that the existing elevation is not as approved; furthermore, if the building had been built as the approved drawings there would be insufficient height to install any additional windows as proposed on this elevation. The above is extremely relevant as this site has been the subject of numerous applications over recent years and in considering the current application 2024/90824, I would encourage the planning authority to look at one of the original proposals (2008/93679), this sets out the original concept for this annexe, i.e., to have a lower ground floor. This application shows on drawing number 2619 (0) 04 (the north and west elevations) that this could only be achieved by substantial excavation to the outside field level, with the resultant increase in the overall height of the south elevation. It is not unreasonable to conclude that the increase in depth under this property following the construction has been carried out with the intention to create a basement level.

Notwithstanding the above, it is also noteworthy that on the current application the reason stated in applying for a variation is: For the introduction of 3no. additional windows to match existing to undercroft on south west elevation of annexe to provide natural light to this area. There is no undercroft detailed on the approved plans to which this variation refers, there should be nothing more than a floor void under the ground floor and consequently there would be no valid reason in having natural light. Therefore, the reason stated for the variation has no merit, why would there be any reasonable explanation for requiring natural light in a floor void? The south elevation which is clearly visible from Far Dene and the public footpath running through the fields adjacent to the property already has a single storey building with a stone elevation in excess of the approved drawings . To have windows put at the lower level would create an unacceptable change to the original buildings and give the impression of a two storey property which was only given approval on the basis that it didn't materially diverge from the visual effect of the original outbuildings. Lastly, the Appeal Decision on the original application (2017/90828) under paragraph 5 of the reasons stated - In part, the replacement building would replicate the dimensions of the stone garage and In the schedule of Conditions set out by the Inspector (item 2) The development hereby permitted shall be carried out in accordance with the approved plans 3096(LP)01 Rev A, 3140(PL)01, 3140(PL)02, 3140(PL)03, 3140(PL)04 and 3140(PL)05. It is clear from the above that neither of these conditions has been met and that the proposed alterations are only possible by failing to adhere to the plans as presented to Kirklees Council and the Planning Inspectorate