

Address: Thornfield Bierley Marsh Bradford BD46PL

About the application

Application number: 2024/92849	
What is the application for?:	Change of use of land to domestic garden and erection of detached garage to side
Address of the site or building:	Cross Gables, Bierley Marsh, East Bierley, BD4 6PL
Postcode:	BD4 6PL

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
Key objection points. Building Line Issues: The proposed development breaches the established building line for properties fronting Bierley Marsh, and the proposed structure would negatively impact the street character and spatial patterns. Scale and Massing: The two-story height of the proposed garage appears overbearing. The proposed materials, size, and bulk seem inappropriate compared to surrounding properties. Impact on Conservation Area: The location of such a large two-story structure, positioned in front of the existing building line and near the conservation area boundary, would visually dominate views from the conservation area. Previous buildings on the land/adjacent land were single-story sheds and greenhouses, which were much less obtrusive. Policy Conflicts: The proposed domineering structure would appear to adversely affect the area's character, contradicting Policy LP24 of the Kirklees Local Plan, the adopted Housebuilders Design Guide SPD, and guidance in Chapter 12 of the National Planning Policy Framework.	

Attention should be given as to whether the planned development would preserve or enhance the character of the conservation area.

Environmental Concerns:

The proposed structure would be near protected trees, potentially putting them at risk. The occupant has fenced some trees in, giving the impression they are on land associated with Cross Gables, when in fact they are on a narrow verge adjacent to Bierley Marsh.

Boundary and Fencing Issues:

Several issues exist with current and proposed boundaries, fencing, and walling.

Under a previous application, 2009/92105, and follow on works, (not sure if this was approved) a stone pillar for a new gateway, was constructed on land outside Cross Gables land ownership boundary, obstructing the public footpath and Bierley Marsh. A new wall was also constructed, higher than the 1m allowed under current rules for walls next to a highway used by vehicles (or the footpath of such a highway).

As well as the fencing in, of trees, a new fence has recently appeared along Bierley Marsh, between Cross Gables and Whinfield, which is set back from the current field boundary, shown as a hedge line.

The plans submitted, with this application, show incorrectly, as a blue line boundary, land the applicant owns. The redline boundary shown is also partly over common land. It is noted driving over common and parking (unless 15yds within the public highway is illegal). It is unclear if the applicant has necessary associated approvals required, under the Commons Act 2006, to allow any works affecting common land.

Recommendations:

Enforcement action should be taken regarding fencing and walling outside the land boundaries and higher than national recognised limits and any works outside the applicant's boundary or shown over common land.

The applicant should be asked to correct incorrect boundaries shown on plans.

These objections highlight significant concerns regarding the proposed development's impact on the local area's character, conservation status, and potential legal issues related to land boundaries and public access.

This application should be refused.

If Kirklees do approve this application, under no circumstances should any future proposal be approved, to convert the double storey triple garage to a dwelling.