

Address: 51 Slaithwaite Road Holmfirth HD9 5PG

About the application

Application number: 2024/92905	
What is the application for?:	Outline application for erection of residential development (one dwelling)
Address of the site or building:	adj, 55, Slaithwaite Road, Meltham, Holmfirth, HD9 5PG
Postcode:	HD9 5PG

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
<p>We strenuously object to this application on the following grounds:</p> <p>False/Indeterminate/incorrect plans</p> <ul style="list-style-type: none">- indeterminate number of bedrooms/reception rooms. Hence no understanding of the size and impact of the property to be built. A 3–4-bedroom property would have a significant impact on the views of the neighbouring properties.- States no new public roads are to be built. The existing pedestrian 'path' is not a road and is unsuitable for vehicles. Numerous vehicles have been stuck and had to be towed from the path.- Sewerage – new sewers must be required as there is no drainage in this area as it is currently green land- Flood risk - Proposed development is well within 20 metres of Meltham Dyke (watercourse) and is already flagged for flooding. Gardens near the Dyke are already water-logged- Trees and hedges – numerous will be destroyed threatening the local character landscape.- Bio-diversity – states 'no protected species'. The area is well-known for bats, hedgehogs, deer, woodpeckers, badgers and foxes. These habits will be destroyed when clearing land for the road and the building. <p>Destruction of heritage, local landmark, and walking area. These plans will destroy the area known as the 'Sefton' to local residents. The area is well-used for residents/children use the area to walk dogs and pass from one side of the village to another as a cut through away from busy Slaithwaite Road/Station Road. This proposal is not only a safety risk but the removal of local heritage.</p> <p>Access – the path from Badgers Gate eventually leads to a footbridge over Meltham Dyke. This is unadopted and unsuitable for any vehicular access. There is no turnaround area. There is no access for bin lorries, utility vehicles, deliveries. Vehicular access is impossible after the last house on Badgers Gate, without extensive widening of the existing 'path' and removal of trees, bushes, dry walling, threat to protected</p>	

of the existing path and removal of trees, bushes, dry-walling, threat to protected species.

Drainage – ground on the Sefton is already water-logged. The plan for an extensive driveway will only increase run off, worsening this and increasing the risk of flooding in the neighbouring gardens

Noise - as the track to the rear is currently to foot traffic only, any access by vehicles will only serve to create noise nuisance to neighbouring properties.

Wildlife/environment – existing public land/gardens adjacent to the proposed development are havens for wildlife and are habits and feeding grounds for bats, deer, hedgehogs, birds, foxes and badgers. Any development on this land would have a substantial impact on their continuing survival, especially for the bats.

Neighbouring properties – the proposals would have a substantial impact on the light, infrastructure, views and noise to the adjacent properties, which will reduce the value, attraction and aesthetics of existing properties. Many existing properties have balconies that give incredible views of the local landscape, an area of natural beauty and allow the sunshine to fill gardens and external seating areas. The proposal means that these beautiful views will be spoiled, overlooked, and light blocked by a construction that is indeterminate in size or stature.