

Address: 4 Hartshead Lane Liversedge Wf158an

### Search application details

Application number: 2024/93043	
What is the application for?:	Certificate of lawfulness for proposed erection of single storey side extensions
Address of the site or building:	85, Hartshead Lane, Hartshead, Liversedge, WF15 8AL
Postcode:	WF15 8AL

### User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No
Sharoz Ilyas Case Officer Kirklees Council Planning Department	
Subject: Objection to Planning Application for Certificate of Lawfulness (Ref: 2024-93043)	
Dear Sharoz Ilyas,	
<p>I am writing to formally object to the above planning application for a Certificate of Lawfulness pertaining to the proposed erection of single-storey side extensions, an outbuilding, and a front porch at 85 Hartshead Lane, Hartshead. Upon review of the submitted Design and Access Statement, I believe the proposals raise significant concerns regarding compliance with planning policies and the Kirklees Design Guide.</p>	
<p>1. Overdevelopment in a Green Belt Area The property is located within the Green Belt, where strict controls are in place to prevent urban sprawl and maintain openness. The cumulative footprint of the proposed and existing extensions, as stated in the application, amounts to 409.34m<sup>2</sup>, which constitutes a significant increase from the original building footprint (65.63m<sup>2</sup>). While the applicant references compliance with Permitted Development rights, this scale of development appears to conflict with national Green Belt policies, which prioritize limiting extensions to avoid a disproportionate increase in the size of the original dwelling.</p>	
<p>2. Non-compliance with the Kirklees Design Guide The Kirklees Design Guide emphasizes the importance of extensions and alterations being subordinate to the original building and maintaining the character of the area. The proposed side extensions, combined with the substantial new outbuilding (154.37m<sup>2</sup> footprint), create an overbearing and incongruous development that undermines the rural character of the Green Belt setting. The guide also stresses the need for new developments to respect the scale, materials, and architectural style of the existing property and its surroundings. The extent of these proposed works risks dominating the site and detracting from its established character.</p>	

detracting from its established character.

3. Visual Impact and Harm to Openness The introduction of a large outbuilding and additional side extensions will significantly alter the visual appearance of the site, which is currently characterized by its open and well-spaced layout. This intensification of built form conflicts with the aim of preserving the openness and visual amenity of the Green Belt. The proposed porch and side extensions, though described as modest in height and size, contribute cumulatively to the visual clutter and massing on the plot.

4. Potential Breach of Permitted Development Regulations While the application claims compliance with the Town and Country Planning (General Permitted Development) (England) Order 2015, specific elements of the proposal may exceed permissible limits. For example:

The proposed outbuilding's height and proximity to boundaries could breach Class E criteria.

The combined footprint of the extensions and outbuilding, as a percentage of the curtilage, warrants closer scrutiny to ensure compliance with the maximum allowable coverage.

5. Lack of Clarity on Design and Landscaping The application does not provide sufficient detail on the materials and design of the proposed extensions and outbuilding. Nor does it address the impact on existing landscaping features, such as mature trees and vegetation, which are integral to the Green Belt setting. Any loss of these features during construction would further harm the site's visual amenity.

Conclusion For the reasons outlined above, I urge the council to carefully scrutinize this application and consider whether the proposals truly align with national and local planning policies, including the Kirklees Design Guide and Green Belt protections. Approval of this application, as currently proposed, would set a concerning precedent for overdevelopment in sensitive locations.

Thank you for considering this objection. I would appreciate confirmation of receipt and updates on the application's progress. Should you require further clarification on any points raised, please do not hesitate to contact me.

Yours sincerely,

PS This appears to be a contrived application for a certificate of lawfulness without making a proper planning application wherein it would get dismissed. Furthermore I came upon the proposal by chance as no posting has been done!

4 Hartshead Lane,  
Hartshead,  
WF158AN.