Planning ContactCentre

From:
Sent: 13 January 2025 16:11
To: Planning ContactCentre
Subject: Re: Objection to planning 2024/93397

Ref: 2024/93397
Case Officer : Molly Storer

About the application
Application number: 2024/93397
What is the application for?:
Demolition of existing dwelling and erection of detached
dwelling with integral
Address of the site or building: 320, Cowcliffe Hill Road, Fixby, Huddersfield, HD2 2HN
Postcode: HD2 2HN

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

I am most concerned by the proposal to demolish this existing building and replace it with a substantially bigger one.

I moved to this area 4 years ago and carefully selected it specifically because I wanted a place of peace and tranquility that would continue to promote my mental health well being.

All of the houses in the vicinity of the proposed demolition and rebuild have large private gardens associated with the main dwellings. This allows for natural light, privacy, peace and enough land between neighbouring houses to enjoy life, nature and wildlife that frequently visit the gardens.

To build a house with the new dimensions proposed would be incongruous with other homes in this area, most of which are stone built and modest in proportion. This new build will far exceed any other home in the area in terms of size and fill of the existing land plot. It is ludicrous to state that four houses can be built on this plot as a justification for erecting this one huge dwelling. This would again take all the private garden area and is not consistent with the look of other homes and is an over development of the existing land space. There is no shortage of large detached houses in this area and many remain unsold for over a year,

including new builds just 500 yards away from the proposed demolition. There is a shortage of smaller dwellings and the availability to purchase these.

In the plans to justify the demolition and new build it states the property is on Brownfield land however this is to be contested as it does not fit the following criteria:

"**Brownfield** is previously-developed land that has been abandoned or underutilized,[1] and which may carry pollution, or a risk of pollution, from industrial use.[2] The specific definition of **brownfield land** varies and is decided by policy makers and land developers within different countries.[3][4] The main difference in definitions of whether a piece of land is considered a brownfield or not depends on the presence or absence of pollution.[3][5] Overall, brownfield land is a site previously developed for industrial or commercial purposes and thus requires further development before reuse.[3][6]

Examples of post industrial brownfield sites include abandoned factories, dry cleaning establishments, and gas stations.[7][4] Typical contaminants include hydrocarbon spillages, solvents and pesticides, asbestos, and heavy metals like lead.[8][9]"

My other key objections to this new build and demolition of the existing home is the personal disturbance and inconvenience this will cause me. I did not move here to be living opposite a building site for 12-18 months whilst someone else selfishly wants to build a 'dream home'. The existing owners bought the house years ago in its current state and they are only a two member family. Why myself and all the adjoining neighbours have to be inconvenienced at this stage is beyond belief. There is no compensation for the disruption to our peaceful lives and it is totally unreasonable to expect this from us. Originally they said they wanted an extension to the kitchen but to turn this into building this huge dwelling is totally unreasonable.

Furthermore the proposed size of the property will take the majority of natural light away from my home. The noise from the demolition and rebuild will be totally unacceptable and no doubt will take at least 12-18 months. My mental health will suffer considerably as a result and I shall not enjoy living in my own home which directly will overlook the building site. It will additionally put people off from purchasing property near the building site/demolition and devalue neighbouring properties for the duration.

I therefore strongly oppose these plans and trust the council will seriously consider these valid objections.

Please note I never received a letter from the council advising of this disruption and I only heard about it from my neighbour. The response deadline stated in the letter is 14 January 2025 and hence my email objection, as on the website it appears closed to place objections. I was told this is an admin error.

Yours sincerely