Address: 3A Broad Lane Holmfirth HD9 3JS

About the application

Application number: 2024/93544	
What is the application for?:	Erection of 2 garden pods
Address of the site or building:	3D, Broad Lane, Upperthong, Holmfirth, HD9 3JS
Postcode:	

User comments

Type of comment: A general comment	
Do you wish your comments to be published on the website anonymously?	No

Thank you for informing us of the planning application for 'Erection of 2 garden pods' at 3D Broad Lane, Upperthong, Holmfirth. HD9 3JS
We wish to make several comments on the proposal which we ask you to take into consideration and on which we would appreciate your response.

1. The access to 3D Broad Lane is via a private driveway, not constructed to highway standards of a road. It is owned by a consortium of five neighbours, established prior to construction of the property which is now known as 3D / Orchard View. Maintenance of the driveway is the responsibility of these neighbours, of which we are one, and we are therefore concerned to ensure that any damage to the driveway by delivery or construction of the pods is avoided. We request an agreement be put in place that any damage caused be repaired to our satisfaction by the applicants / new owners.

2. As mentioned above, the driveway is owned by five neighbours, one of whom was not notified by the architect, Mr Matthews, prior to the application being made. Her first knowledge of the application was by notice from Kirklees this week, letter dated Jan 2nd 2025. We believe notification to be a statutory requirement under Article 11 of the Town and Country Planning (Development Management Procedure) (England) Order 2010.

3. The applicants are requesting planning permission for a 'home office' and 'garden room' but we note that each pod will have both bathroom and kitchen facilities. We seek assurance that the pods will be used solely by the family for these domestic purposes and not for any commercial or residential use (including but not limited to e.g AirBnB), which would undoubtedly cause significant extra traffic, wear and tear, disturbance and parking on the privately owned driveway. We would strongly oppose any such application or subsequent change of use.

4. We notice an error on the location plan submitted, drawing 24/1112/01 which allocates no 3 Broad Lane to the wrong house. No 3 is the house named 'Glymur' on the plan.