Address: 146 Denby Lane Huddersfield HD8 8UN

About the application

Application number: 2025/90457	
What is the application for?:	Demolition of existing buildings and erection of two residential dwellings (Use
Address of the site or building:	The Croft, 150, Denby Lane, Upper Denby, Huddersfield, HD8 8UN
Postcode:	

User comments

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

Supportive of a redevelopment in keeping with surrounds

A pre-app consultation procedure established that development was acceptable in principle subject to a contextual design that avoids harm to the heritage assets and character of the conservation area

A professional and thorough application has been assembled with a wide range of supporting specialist reports

A design has been developed that demonstrates that in theory two large dwellings on the site can comply with the requirements of national and local planning policy

The dwellings are, however, out of scale with the grain of the village and will be overbearing relative to adjacent properties as well as impacting on the setting of the listed church

At 407 and 540 sqm the dwellings are substantially larger than other houses in the area

Street scene elevation shows single storey dormer garage is higher than existing two storey adjacent houses and more than 4m above neighbouring garage

Whilst stone walling and grey slate roof coverings have been specified the elevations do not reflect local vernacular traditions

Inappropriate modern element will create an inappropriate suburban quality not suited to a Pennine village

The site appears to be overdeveloped and relies on the clearance of many trees which cannot be replaced on site. This represents a loss of biodiversity without significant mitigation

The absence of a preliminary environmental assessment and biodiversity net gain matrix is regrettable and should be required notwithstanding the alleged self-build exemption

Happy to support a reduced scheme which reflects the essential character of the conservation area and avoids harm to the local heritage assets

NB No planning notices have been received by post or displayed
in immediate locality