

Address: Overdale, 2A Elm Street Huddersfield HD89BH

About the application

Application number: 2025/90583	
What is the application for?:	Erection of rear dormers, raising of roof height and alterations to workshop to
Address of the site or building:	2, Elm Street, Skelmanthorpe, Huddersfield, HD8 9BH
Postcode:	HD8 9BH

User comments

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

The plans treat boundaries as if the land is flat. However, the long boundary to the S.E. rear of the plot is the top of a tall, dry-stone retaining wall built atop, and into, a rock face below. This wall towers above the now destroyed ridgeline of the existing building and has intricate and higgledy-piggledy terracing/buttreassing upon which it relies for its remaining stability. Unfortunately, parts of this have already been badly damaged since clearance of the site began, perhaps by children who have been climbing around the unsecured site despite intervention of locals and the police.

To realise the proposed plan I worry that the owners would wish to remove more of the bottom of the rock face to give access to the rear of the building and to make the indicated parking spaces practically possible (the street has difficult and outdated access from Huddersfield Road at the nearer end, but with ever more traffic, yet is single-track in places, without pavement for pedestrians and increasingly narrowed by parked cars). Removing any of the rock face could further destabilise the retaining wall above, as well as the abutting corner of the listed building behind.

I also notice that the plans show a 'garden area' at the N.E. extremity of the plot as flat ground. At present, ground here slopes steeply from the base of the wall above the plot on the S.E. side down to a retaining wall along the roadside. Excavating this area would require new and properly engineered retaining walling at the boundary with 2A, together with as yet unknowable measures to (again) ensure the stability of the old dry-stone wall above.

Responsibility for maintenance of all retaining walling around the plot needs to be properly discussed and agreed by all affected parties before any change of use is allowed.

There is also a well established sycamore which has been allowed to grow to its now very substantial size from the rock face above the plot. I am sure the new owners would wish to remove this to allow some light into the very narrow, deep and dark space between rock face and rear house wall, as well as to avoid the hundreds of thousands of offspring it issues each year. But cutting this down at this stage needs investigation as to (again) stability damage that could be caused by its rotting roots.

Also, despite very dry conditions of late, water has been issuing from the large doorway of the existing building and into the road. It's apparently random but frequent occurrence suggests it's not a leak but a change in local drainage pattern. This is only a problem for road users when it turns to ice, but may indicate a problem for the land owner.