

DC Admin

From:
Sent: 11 October 2025 22:13
To: DC Admin
Subject: Application Number 2025/62/92156/W Lingards Road Slaithwaite

Categories:

I wish to object in the strongest possible terms to the grant of planning permission for the proposals set out in application number 2025/62/92156/W Lingards Road Slaithwaite. My reasons for objection are:-

1. The proposal would represent a major change from the overall design philosophy incorporated in to the planning approval for the whole site. As such it would destroy the “continuity”, “consistency” and “harmony” between the other properties constructed on the site. All other properties on the site are designed to present themselves as two storey properties when viewed from the West, East and South elevations. This revised application proposes a very basic “large, plain box” which presents as three storeys on the South elevations, three to four storeys on the East and West elevations and four storeys on the Northern elevation. It is NOT just, as claimed by the developer’s agent, a minor increase in overall height. What must be taken in to account is the impact of this horrendous proposal on the overall integrity of the development and the surrounding environment.
2. In recognition of the sensitive rural fringe location, Kirklees Council undertook a landscape impact assessment for the first Outline Planning Application in 2015. The consent in 2016 included, as a condition, that: ***A full, detailed planning application should incorporate the recommendations as set out in consultation response in Section 11 of the Local Landscape Character Assessment from the Councils Landscape Architects.*** That report, which is as relevant today as it was in 2015, stated:
 - “Future design will need to ensure a sensitive approach to **reflect the character of the surrounding area** and incorporate mitigating elements, to filter views and minimise the impact of the development”.
 - (We would expect) “**Low density development** with generously proportioned areas of amenity landscaping, screen planting or public open space incorporated into the design”.
 - “it is anticipated that **the majority of dwellings within the site will comprise of two storey units**, as can commonly be found within the immediate surrounding area”
 - (We would expect) “sensitive design to ensure unobtrusive inclusion, **avoiding swathes of paving and hard landscaping**”.
 - (We would expect) “**Dwellings set back from undeveloped boundaries** and the clever use of existing landform and topography with the creation of bunds or mounds together with mitigating structure planting to **soften outlines of the new built form**”.

All these requirements (and others of a similar nature) were re-iterated and confirmed in the Planning Officer’s report to the Huddersfield and Strategic Planning Committees in late 2015 and early 2016. In our view this current proposal, to replace one detached dwelling with a four storey block of flats completely ignores these sensible and sustainable recommendations. We see this proposal as completely and utterly unacceptable from an environmental and community perspective.

3. The proposed architectural design of the four storey block of flats is nothing less than mindlessly plain and boring. It has no architectural merit whatsoever and will be harshly inconsistent with all other properties on the wider development. In sharp contrast, other properties on the site have been designed to create a variety of “heights”, “roof lines”, “orientations” and minimise the effects of crude “massing”. This comment

applies to all elevations but the Eastern elevation is particularly horrific, with a maximum of only two “slit” windows on each floor. It represents the expanse of bare, uninterrupted wall that you would expect to see in a 19th century prison block.

4. The creation of a large, four storey building in this particular location will have a serious over-bearing impact on the “green” amenity area to the West and South of the proposed block. As in my point 1 this savagely undermines the whole philosophy of development on this site.
5. The proposal will create two extra dwellings on the site, but there is no matching increase in car parking provision. As the overall development is desperately short of car parking spaces, this will be a serious problem.

Quite simply the overall development is bad enough: Please do not make it any worse by approving this horrible , over-bearing, proposal