

About the application

Application number: 2025/62/92327/W	
What is the application for?:	Erection of 4 dwellings (within a Conservation Area)
Address of the site or building:	Land adjacent to, 185, Woodhead Road, Holmbridge, HD9 2NW
Postcode:	HD9 3TP

User comments

Type of comment: An objection	
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Formal Planning Objection	
Application Number: 2025/62/92327/W	
Proposal: Erection of 4 dwellings (within a Conservation Area)	
Site: Land adjacent to 185 Woodhead Road, Holmbridge, HD9 2NW	
Objection submitted on valid planning grounds	
1. Harm to the Character and Appearance of the Conservation Area	
<p>The proposed development lies within the Holmbridge Conservation Area, which is recognised for its historic village character, vernacular stone architecture, and distinctive relationship with the surrounding landscape. The introduction of four new dwellings on this prominent site would erode the traditional open character that contributes to the area's special interest and significance.</p>	
<p>The scale, massing and density of the proposed dwellings are out of keeping with the established pattern of development along Woodhead Road, which is characterised by spacious plots, historic stone buildings, and open green breaks that provide visual relief. The proposal therefore conflicts with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special attention to be paid to preserving or enhancing the character or appearance of Conservation Areas.</p>	
<p>The design and materials shown are not clearly reflective of the local vernacular. Unless traditional coursed natural stone, stone slate roofs and timber joinery are secured, the scheme risks introducing incongruous modern forms and finishes that would dilute the architectural coherence of the area.</p>	

2. Impact on Landscape and Trees

The site contributes positively to the landscape setting of Holmbridge, forming part of the visual transition between built form and the surrounding valley slopes.

Development here would visibly extend the built-up frontage, reducing openness and harming key public views along Woodhead Road and from higher ground to the south.

It is understood that mature trees and natural vegetation exist on or adjacent to the site. Their removal or damage would significantly diminish local biodiversity and the landscape quality of the Conservation Area. The proposal does not appear to include a robust Arboricultural Impact Assessment, contrary to Kirklees Local Plan Policy LP33 (Trees) and LP24 (Design), which require protection of important trees and landscape features.

3. Highway Safety and Traffic Concerns

Woodhead Road is a busy through route with limited safe pedestrian provision and restricted visibility near bends and junctions. The creation of additional vehicle access points and driveways for four dwellings would increase turning movements and on-street parking, heightening the risk to both drivers and pedestrians.

Given the constrained topography and traffic volume, the proposal appears inconsistent with Local Plan Policy LP21 (Highways and Access), which requires safe and suitable access for all users.

4. Effect on Residential Amenity

The proposed dwellings would introduce additional overlooking and loss of privacy to neighbouring properties, particularly given the sloping nature of the site and proximity to existing houses. The development also risks loss of light and outlook for adjacent dwellings and gardens, contrary to Local Plan Policy LP24(b), which seeks to protect residential amenity.

5. Conflict with Local and National Planning Policy

The proposal is contrary to the Kirklees Local Plan (notably Policies LP24 – Design, LP33 – Trees, LP35 – Historic Environment, and LP21 – Highways) and to the National Planning Policy Framework (NPPF) sections 130 and 199–208, which require developments within Conservation Areas to preserve or enhance their character and appearance.

The cumulative impacts identified above demonstrate that the proposal would fail to preserve or enhance the significance of the Holmbridge Conservation Area and would

therefore be contrary to statutory and policy requirements.

Conclusion

For the reasons above, this proposal would result in:

- Unacceptable harm to the character and appearance of the Holmbridge Conservation Area;
- Loss of important landscape features and visual amenity;
- Increased risks to highway and pedestrian safety; and
- Detrimental effects on neighbouring residential amenity.

The application therefore conflicts with both local and national planning policy and should be refused.