About the application

Application number: 2025/92440	
What is the application for?:	Erection of five dwellings
Address of the site or building:	Lumb Lane Nurseries, Lumb Lane, Almondbury, Huddersfield, HD4 6SZ
Postcode:	HD4 6SZ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

I wish to formally object to the above planning application in the strongest possible terms.

This proposed development is entirely unsuitable for the site and the surrounding area. The land in question is designated is agricultural land within the green belt in an area of outstanding beauty with historical dwellings next to it; for example, the neighbouring cottages are grade 2 listed. The planning proposed would be completely inconsistent with the established character of the locality.

The plan to build new multiple two-storey homes is inappropriate, as the area has traditionally been defined by listed properties and quaint cottages. The construction of large, modern houses would overwhelm the landscape, causing a significant loss of the area's unique charm. The scale, height, and design of the proposed dwellings fail to align with the heritage of nearby properties, many of which are historic, listed cottages of architectural significance. The sheer number of proposed homes would crowd the site and alter the character of this Area of Outstanding Natural Beauty.

There are also serious concerns for the residents of nearby homes. In particular, Yew Croft would suffer a loss of natural light in its roadside room, which relies on two dormer windows as its primary source of daylight. The development would also result in a loss of privacy, as the new properties would overlook existing homes and gardens. The elevated position of the site would exacerbate these issues, with the new buildings sitting unnaturally high compared to their surroundings.

Further concerns include the negative impact on the area's visual amenity. The installation of solar panels facing directly onto the lane would create an eyesore for local residents. The addition of five new dwellings would increase noise and traffic, raising safety concerns on a stretch of road where accidents have occurred in recent years.

The claim that this development is sensitive to the local context is misleading. There has been no consultation with local residents, and the assertion that the development will have a minimal impact on the community is demonstrably false. The site has been left derelict for several years, seemingly in an effort to create a planning opportunity rather than to address any genuine housing need.

Moreover, this proposal represents overdevelopment. The density, scale, and design of the development are inconsistent with both national planning policies and local guidelines, particularly those aimed at protecting rural and historic environments. Previous applications for this site have been rightfully rejected or withdrawn for similar reasons, and there is nothing in this new proposal to justify approval.

In conclusion, this development would cause lasting and detrimental changes to the character, heritage, and amenity of the area. It is unsuitable in design, scale, and location, and fails to respect the rural and historic context. I strongly urge the planning authority to reject this application.