

About the application

Application number: 2025/92628	
What is the application for?:	Erection of dwelling and associated works (within a Conservation Area)
Address of the site or building:	adj, 42, Long Croft Street, Golcar, Huddersfield, HD7 4EA
Postcode:	HD7 4EA

User comments

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

Ref: Planning Application 2025/62/92628/W; adj, 42, Long Croft Street, Golcar, Huddersfield, HD7 4EA

I am writing to object to aspects of the above planning application for the following reasons:

Design - The scale and siting of the rear aspect of the property, notably the large balcony and extended part of the lower ground floor would not respect or enhance the character or appearance of the Golcar Conservation Area. The scale, design, and siting is not in keeping with, or in line with, the adjacent 3 bedroom properties. It would impact the visual amenity of the area which can be seen not just from the nearby properties but from the road below and widely from across the valley.

Overlooking and Loss of privacy - The large balcony and lower ground floor extend well beyond the line of existing properties and would therefore closely overlook the private gardens of the adjoining properties of 42 and 46 Longcroft Street, but could also overlook further properties due to the small size of the adjacent gardens. This would result in a significant impact on the residential amenity of neighbours.

These points are made with reference to the Kirklees Local Plan, particularly Policy LP24 (Design).

In support of the above it is of note that neighbouring infill properties on Longcroft Street have had planning permission refused, amendments made or conditions imposed for the same reasons, examples of which are below:

46 Longcroft Street - Original new-build planning application submitted with a balcony to the rear of the ground floor (of a much smaller design and scale than in the proposed application). The application had to be amended to remove the balcony which can be seen in elevation plans and notes in the conditions - <https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2003/91633>

46 Longcroft Street - Planning refused for a conservatory to the rear - <https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2006/94819>

38 Longcroft Street - Original new-build planning application submitted with balcony above the ground floor to the rear. The application had to be amended to remove the balcony (note this was prior to online planning so no link available for further information)

It is also worth noting that one of the properties most significantly affected by this application, 42 Longcroft Street, is currently vacant and it is unlikely that a response to this application will be submitted, therefore consideration for the effects of this development on future residents should be taken into account.