

Kirklees Planning and Development

Regarding:

Planning application number 2025/62/93126/W

The Coach & Horses, Eastgate, Honley, Holmfirth, HD9 6PA

Revision 3

FAO Planning Officer Mr J Holmes

Please accept this letter as our formal objection to the above referenced planning application to turn the former Coach and Horses public house into apartments.

We have tried to structure our reasoning as to how we consider the application to be inappropriate and that the application should be refused.

We would welcome the opportunity for further representation if it were needed and we would appreciate any invitation to do so.

While there are possibly a number of Local Planning Policies that the application flies in the face of, you, no doubt will be more familiar.

Massing

The scheme is disproportionate in that it is an over development of the site.

Reflection and Balance

The overwhelming scale of the scheme, apparent or actual, jars against its surroundings. The neighbouring residential private properties enjoy harmony with their surroundings and the former Coach and Horses public house.

Infrastructure and Amenity

The existing adopted drainage system in this location is, we understand, a pumped system and it should be questioned as to whether the current installation has capacity for 9 apartments.

While it is welcomed that more people are being encouraged to live and to bring added value to Honley; there must be more reasonable and considered approaches avoiding localised overdeveloped.

The proposed on site parking, 12 individual parking bays, could be argued as insufficient in relation to the 9 apartments; how and where is the overspill to be accommodated. River Park must not become a car park.

Neighbourhood and privacy

The scheme may communicate conformity with planning guidance on distance and angles between habitable rooms of adjacent residential property; there is however the intimidating scale.

The sheer scale is conceivably just as much of an infringement on privacy.

The inclusion of an elevated patio fronting onto and over opposite and adjacent residential properties is of further concern when considering the potential for unwanted noise and light pollution.

Design and communication of the design

The drawings are not constant in communicating the various facets of the building's facade, with elements drawn as representing one material while being annotated as another.

The 3D rendition, while it is appreciated that some effort has been made for individuals to visualise the design intent; the perspective is very much misleading.

The viewing angle is misrepresentative of the siting and scale of the development.

There are no adjacencies include on the drawings with which the overpowering scale of the development could be appreciated.

The 3D render has unfortunately been generated as if the property were in a hole, masking the actual verticality of the development.

There is an element of loss of context. The elevation drawings do point out the designers previous, assumed, pre planning submission of the scheme, highlighting their earlier proposed silhouette. This is irrelevant and should not be given credit for betterment in scale or pre planning consultation.

The true reference line, which is lost in the drawing and without being referenced, is the silhouette of the existing building.

The existing structure remains in scale relative to its site boundaries and neighbouring residential properties.

#### Heritage and conservation

The Coach and Horses has a significant recorded history.

Unfortunately the scheme does little to preserve the links with the Luddites. Notwithstanding this fact, the retained facade is just that, an elevation retained without reference or association by design.

#### Context

Simply put, the scheme does not nestle into its surroundings, being out of scale and irreverent to the area.