



**Objection to planning application
2025/93452 for erection of detached
dwelling and associated works
(modified proposal) at Land adjacent,
28, Stringer House Lane, Emley Moor,
Huddersfield, HD8 9SU**

Date: Feb 26

Reference: HPS9726

1.0 Introduction

- 1.1 This objection has been prepared and submitted by **David Storrie, Dip TP, MRTPI of Householder Planning Services** on behalf of the owners and occupiers of Broomfield Farm that is located to the north of the application site.
- 1.2 [redacted] recently moved into Broomhead Farm and acquired the property in full knowledge that planning permission was granted for a dwelling on the land adjoining Broomhead Farm on the 9 July 2025 – Application 2025/91232. Whilst they considered it to be a large dwelling, it was just about acceptable in its location within the site and its scale and massing to minimise impacts on their living conditions and amenity. Broomhead Farm sits to the north of the application site on land that falls away from the road. The area in front of their property provides a reasonably private amenity area for them taking into account the existing hedge and trees on the boundary and levels being lower than the road.
- 1.3 Whilst the principle of a dwelling is accepted, the proposed modified proposal is significantly different from that approved in July 2025 with notable increased scale and massing close to the boundary between the two plots/dwellings.
- 1.4 The approved dwelling does not go further back than the front wall of Broomhead Farm whereas the modified proposal does. We identify concerns to the revised dwelling in this objection.

2.0 Grounds for Objection

- 2.1 An obvious starting point is the existing permission granted in July 2025. The text below is taken from the Officer Delegated Report.

*The proposed dwelling would be situated within a defined plot, set within a loose ribbon of existing residential development. **While the dwelling would be of a substantial scale, its massing has been broken up through a combination of single and two-storey elements**, and the building would be partially sunken into the site to reduce its overall perceived height from the highway.*

Our emphasis

- 2.2 We agree with the Planning Officer comment that the approved dwelling would be of a substantial scale, but its massing was broken up

through single and two-storey elements in the design. That said, we believe the scale and massing on the boundary between the two plots is on the margin of acceptability and would still have some negative impact on the living conditions of the occupiers of Broomhead Farm.

- 2.3 Again, the following is taken from the Officer Delegated Report for the approved dwelling.

In terms of daylight and sunlight, the proposed dwelling would be set approximately 7.25m from the boundary shared with Broomfield Farm and would be partially sunken into the ground. When combined with its lower ridge height, it is not considered that the development would result in a material loss of daylight or sunlight to habitable room windows nor would it lead to significant overshadowing of the neighbouring forecourt.

Our emphasis

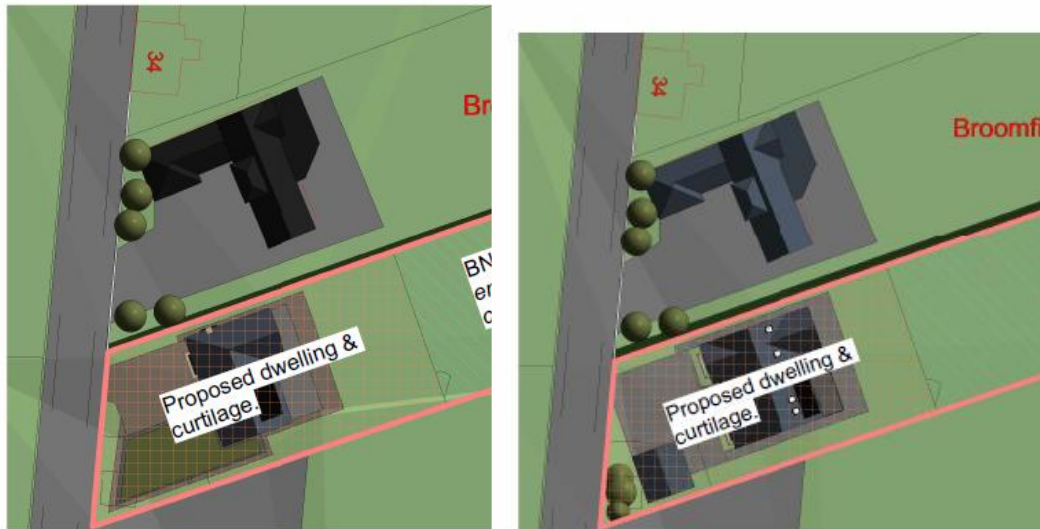
- 2.4 Again, the comments support our contention that the dwelling was on the margin of being acceptable. Mitigating factors to support that scheme was:

- ***the proposed dwelling would be set approximately 7.25m from the boundary shared with Broomfield Farm;***
- ***would be partially sunken into the ground;***
- ***When combined with its lower ridge height, it is not considered that the development would result in a material loss of daylight or sunlight to habitable room windows nor would it lead to significant overshadowing of the neighbouring forecourt.***

- 2.5 Given the block plan submitted we would question the 7.5m distance quoted but that would be an acceptable distance to mitigate scale and massing concerns. It should also be noted that site levels at Broomfield Farm also are set down from the road frontage.

Text

2.6 Having regard to the above, the details below identify the changes proposed.



APPROVED SITING

PROPOSED SITING

2.7 From the above it can be clearly seen that the revised dwelling extends further into the site. The approved dwelling did not go beyond the two-storey front elevation of Broomhead Farm whereas the proposed dwelling does, sitting about halfway down the two-storey side elevation of Broomhead Farm. As well as concerns about the scale and massing impact of this change, it would also introduce overlooking from the fully glazed ground floor to roof rear elevation on to the objector's rear patio area.

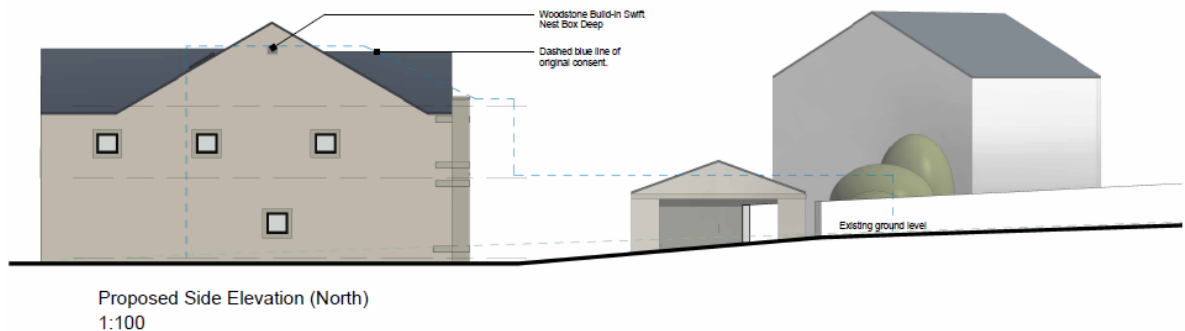
*Whilst the Officer delegated report identified a 7.5m distance from the dwelling to the boundary between properties, it is not clear that this is maintained in the current application.

Scale and Massing

2.8 Officers identified the approved dwelling to be of a substantial scale, but its massing was somewhat reduced by careful design. The images that follow show that the scale has increased to accommodate further floor space at a third-floor level but with no mitigation in respect of massing and impact on neighbouring occupiers..



APPROVED SIDE ELEVATION FACING BROOMFIELD FARM



PROPOSED SIDE ELEVATION FACING BROOMFIELD FARM

- 2.9 This demonstrates that the massing has significantly increased to accommodate a third floor of accommodation with a huge gable wall that projects behind the front elevation of Broomfield Farm. As mentioned earlier, the approved scheme in terms of scale and massing was on the margin of acceptability.
- 2.10 The proposed mass and scale would have a significant dominant impact on the living conditions of occupiers of Broomfield Farm. Broomfield Farm lies to the north of the application site and whilst there is an existing boundary hedge and tree planting on the boundary, the proposed dwelling would tower above

that, reducing sunlight and daylight. This impacts on a front lounge window close to the boundary between the properties and a patio area at the rear of Broomfield Farm.

- 2.11 We would invite the Planning Officer to view the application site from within the lounge at Broomfield Farm and their rear patio area to fully appreciate the scale and proximity of the proposed dwelling and how it would negatively impact on their living conditions in conflict with policy LP24 – Design of the Kirklees Local Plan and advice in the NPPF (Dec 2024) and Housebuilders Design Guide SPD (adopted June 2021).

Amenity impact

- 2.12 Three first floor windows are proposed on the north elevation facing Broomfield Farm. One is a secondary window to the Master Bedroom with the other two serving a dressing room and an en-suite. We question the need for a secondary window to the master bedroom (habitable room) but, without prejudice to our main objection regarding scale and massing, if these windows are to be kept, they should be non-opening and fully obscurely glazed.
- 2.13 The increased scale and massing results in the rear elevation of the dwelling coming closer to the rear of Broomfield Farm. The rear elevation closest to the boundary proposes fully glazed ground floor to roof elevation (see below). Given the proximity of this elevation to the side boundary this would result in overlooking of the rear garden area of Broomfield Farm at close quarters in detriment to the living conditions of occupiers in conflict with policy LP24.



Proposed Rear Elevation (East)

1:100

3.0 Other Matters and Conclusion

- 3.1 To the rear of the site is a proposed BNG Enhancement area. No specific details are provided on what is to take place here. There is no specific objection. Levels currently undulate mid site where the landform dips before rising again. Our clients have noted this area ponding during periods of heavy rain and surplus water entering their land. It is hoped that drainage will be looked at as part of the overall development and land levels rectified to avoid flooding elsewhere.
- 3.2 As we stated at the beginning of this objection, we are not objecting to the principle of dwelling here but consider the approved dwelling to be the maximum for the site in terms of scale and massing.
- 3.3 The proposed dwelling introduces greater bulk and massing adjacent to Broomfield Farm creating unacceptable harm to the living conditions of occupiers of Broomfield Farm presenting an unacceptable dominant structure impacting on light and outlook and overlooking contrary to Policy LP24 and advice in the NPPF (Dec 2024) and Housebuilders Design Guide SPD (adopted June 2021).

- 3.4 Unless significant amendments are made to the scale and design of the proposed dwelling then planning permission should be refused.
- 3.5 Please contact us to arrange to view from Broomfield Farm to assist you in assessing impact.