

Address: The Coach House, Stoney Bank Lane, Holmfirth, HD9 7LZ

About the application

Application number: 2025/93539	
What is the application for?:	Outline application for erection of detached dwelling with integral garage
Address of the site or building:	adj, Stoney Bank House, Stoney Bank Lane, Thongsbridge, Holmfirth, HD9 7LZ
Postcode:	HD9 7LZ

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

Objection to Application 2025/60/93539/W – Adj. Stoney Bank House, Stoney Bank Lane, Thongsbridge

I strongly object to this application on the following material planning grounds:

Highway Safety:

Stoney Bank Lane is a narrow single-track rural lane with no pavements, limited passing space and a blind bend near the proposed access. It is heavily used by residents, dog walkers and children walking to Holmfirth High School. The proposed new access directly opposite our driveway creates vehicle conflict and increased collision risk. The lane cannot safely accommodate additional residential traffic or construction vehicles. Emergency access would also be compromised.

Loss of Privacy and Overlooking:

The site sits higher than our property and upper floor windows would directly overlook our bedrooms, living areas and garden. This represents significant harm to residential amenity. The dwelling would also overlook the neighbouring bungalow and be positioned far closer to its boundary than the established pattern of development.

Loss of Light and Overbearing Impact:

Due to its scale and elevated position, the proposed dwelling would appear dominant and result in loss of light and overshadowing to neighbouring properties.

Urbanisation and Harm to Character:

Stoney Bank Lane is a semi-rural lane characterised by widely spaced, predominantly stone-built dwellings set within generous plots. Subdividing this garden to introduce a second dwelling represents overdevelopment and suburban-style infill that is not in keeping with the established character or street scene. The creation of a separate new driveway further urbanises the frontage.

Trees and Biodiversity:

Most trees locally are subject to TPO protection. Trees have previously been felled on this land without permission, raising serious concerns. Further development would result in loss of habitat and harm to the rural landscape setting.

Precedent:

Approval would set a harmful precedent for further garden subdivision and erosion of the lane's semi-rural character.

For these reasons, I respectfully request that Kirklees Council refuse this application.